

Town of Mount Washington



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		EAST ST, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	LORD ALEXANDER S
Owner 2:	NUNN, SANDRA L.
Owner 3:	
Street 1:	59 EAST ST
Street 2:	
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01258 Type:

PREVIOUS OWNER

Owner 1:	GLAUBER VIRGINIA -
Owner 2:	C/O LORD -
Street 1:	59 EAST ST
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry
Postal:	01258

NARRATIVE DESCRIPTION

This Parcel contains 5.74 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1971, Having Primarily BOARD+BATT Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		130680		SQUARE FE SITE			0	1.11	1.000	MW									145,055						145,100	
101	ONE FAM		2.74		ACRES EXCESS			0	3,500.	1.000	MW									9,590						9,600	

Total AC/HA:	5.74000	Total SF/SM:	250034.39	Parcel LUC:	101 ONE FAM	Prime NB Desc:	MT WASH	Total:	154,645	SpI Credit:		Total:	154,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	114,500	3,000	5.740	154,700	272,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						242.17	/Parcel: 242.17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	114,500	3000	5.74	154,700	272,200	272,200	YER	1/26/2018
2017	101	FV	109,000	3000	5.74	154,700	266,700	266,700	Year End Roll	5/5/2017
2016	101	FV	117,500	3000	5.74	154,700	275,200	275,200	Year End Roll	2/11/2016
2015	101	FV	123,000	3100	5.74	159,900	286,000	286,000	year end roll	1/15/2015
2014	101	FV	123,000	3100	5.74	159,900	286,000	286,000	Year End	8/7/2014
2013	101	FV	128,100	3100	5.74	159,900	291,100	291,100	COMMITMENT	5/30/2013
2012	101	FV	128,100	3800	5.74	159,900	291,800	291,800	final value	1/12/2012
2011	101	FV	112,100	3700	5.74	159,900	275,700	275,700	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LORD, ALEXANDER	2052-234		5/17/2011	CONVIENCE		0	No	No		FORCED SALE
GLAUBER STEPHEN	1006-343		3/3/1997	CONVIENCE		1	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2012	PERMIT VISIT	500	BOA
11/17/2011	MEASURED	316	EVAN

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
07/02/19	16:12:33

LAST REV

Date	Time
08/08/12	09:57:24

apro	94
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EXTERIOR INFORMATION

Type: 9 - CONTEMPORARY
 Sty Ht: 2 - 2
 (Liv) Units: 1 Total: 1
 Foundation: 1 - CONCRETE
 Frame: 1 - WOOD
 Prime Wall: 12 - BOARD+BATT
 Sec Wall: %
 Roof Struct: 9 - STANDARD
 Roof Cover: 1 - ASPHALT
 Color:
 View / Desir:

GENERAL INFORMATION

Grade: C+ - AVG. (+)
 Year Blt: 1971 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: 4 - SOLID WOOD
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 2 - SOFTWOOD
 Sec Floors: 4 - CARPET 50 %
 Bsmnt Flr:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 1 - OIL
 Heat Type: 1 - FORCED H/A
 # Heat Sys: 1
 % Heated: 100 % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal % Sprinkled

BATH FEATURES

Full Bath: 1 Rating: AVERAGE
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3QBth: Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 OthrFix: 1 Rating: AVERAGE

OTHER FEATURES

Kits: 1 Rating: AVERAGE
 A Kits: Rating:
 Frpl: 1 Rating: AVERAGE
 WSFlue: 1 Rating: AVERAGE

CONDO INFORMATION

Location:
 Total Units:
 Floor:
 % Own:
 Name:

DEPRECIATION

Phys Cond: FR - Fair 42. %
 Functional: %
 Economic: %
 Special: %
 Override:
 Total: 42.2 %

CALC SUMMARY

Basic \$ / SQ: 107.00
 Size Adj.: 1.09021354
 Const Adj.: 1.01999998
 Adj \$ / SQ: 118.986
 Other Features: 14100
 Grade Factor: 1.12
 Neighborhood Inf: 1.04999995
 LUC Factor:
 Adj Total: 198048
 Depreciation: 83576
 Depreciated Total: 114472

COMMENTS

INCL 2-0-21A GRADE=ARCHITECTURL DESIGN

RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units 1
 Level FY LR DR D K FR RR BR FB HB L O
 Other
 Upper
 Lvl 2
 Lvl 1
 Lower
 Totals RMs: 4 BRs: 2 Baths: 1 HB

REMODELING

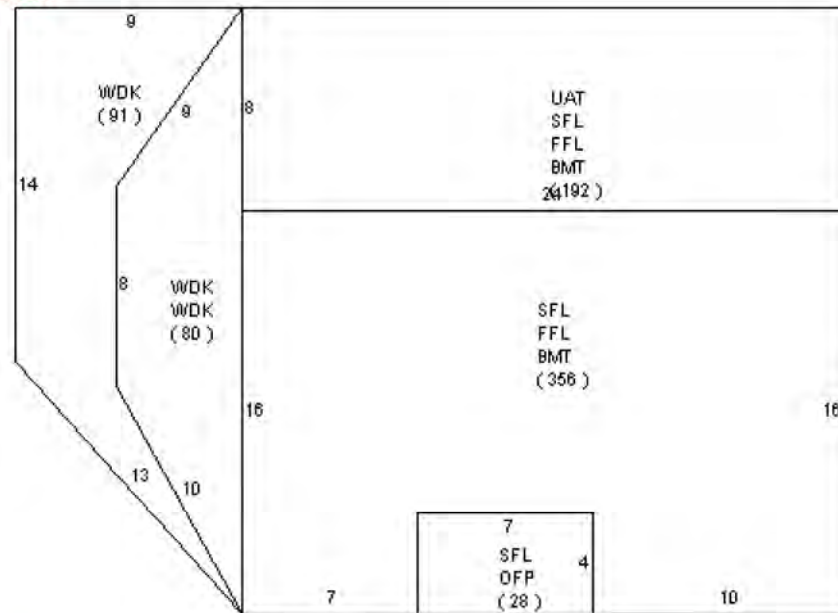
Exterior:
 Interior:
 Additions:
 Kitchen:
 Baths:
 Plumbing:
 Electric:
 Heating:
 General:

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ: AvRate: Ind.Val				
Juris. Factor:		Val/Su Fin: 101.87		
Special Features: 0		Val/Su Net: 56.74		
Final Total: 114500		Val/Su SzAd 101.87		

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	576	113.040	65,109
BMT	BASEMENT	548	35.700	19,561
FFL	1ST FLOOR	548	118.990	65,204
WDK	WOOD DECK	251	9.980	2,506
UAT	UNF ATTIC	67	17.850	1,199
OFF	OPEN PORCH	28	26.000	728
Net Sketched Area:		2,018	Total:	154,307
Size Ad	1124 Gross Area	2143 FinArea	1124	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	SHED/FR	A	Y	1	16X12	A	GD	2011	3.52	T	15	101			600		600
17	CABIN	D	Y	1	154	A	PR	1971	31.23	T	65	101			1,700		1,700
40	LEAN-TO	A	Y	1	12X12	A	GD	2011	5.66	T	15	101			700		700

PARCEL ID 2 0 21**IMAGE***AssessPro* Patriot Properties, Inc