



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		WEST ST, MOUNT WASHINGTON
OWNERSHIP		
OWNER 1: COMMONWEALTH OF MASS		
OWNER 2:		
OWNER 3:		
Street 1: WEST ST		
Street 2:		
Twn/City: MT WASHINGTON		
St/Prov:	MA	Cntry
Postal:	01258	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
910	210,900	7,300	47.350	428,400	646,600
Total Card					
Total Parcel					
Source: Market Adj Cost					
Total Value per SQ Unit /Card: 290.80 /Parcel: 290.80					

Legal Description	
MT WASHINGTON STATE FOREST	
Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct
GIS Ref
GIS Ref
Insp Date

PREVIOUS OWNER

Owner 1:
Owner 2:
Owner 3:
Street 1:
Twn/City:
St/Prov:
Postal:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	910	FV	210,900	7300	47.35	428,400	646,600	646,600	YER	1/26/2018
2017	910	FV	200,800	7300	47.35	428,400	636,500	636,500	Year End Roll	5/5/2017
2016	910	FV	225,900	7300	47.35	428,400	661,600	661,600	Year End Roll	2/11/2016
2015	910	FV	225,900	7300	47.35	441,600	674,800	674,800	year end roll	1/15/2015
2014	910	FV	225,900	7300	47.35	441,600	674,800	674,800	Year End	8/7/2014
2013	910	FV	222,900	7300	47.35	441,600	671,800	671,800	COMMITMENT	5/30/2013
2012	910	FV	222,900	7300	47.35	441,600	671,800	671,800	final value	1/12/2012
2011	910	FV	222,900	7300	47.35	441,600	671,800	671,800	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	258-67		2/6/1963			0	No	No		

NARRATIVE DESCRIPTION

This Parcel contains 47.35 ACRES of land mainly classified as DEM-REIM with a(n) RANCH Building Built about 1955, Having Primarily ASBESTOS Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
910	DEM-REIM		522720		SQUARE FE SITE			0	1.11	0.633	MW		MWSF							367,279						367,300	4 SITES
910	DEM-REIM		25.35		ACRES	RESIDUAL		0	3,500.	0.575	MW		MW							51,017						51,000	
910	DEM-REIM		10		ACRES	UNDEV	0.5	0	3,500.	0.288	MW		MW							10,063						10,100	

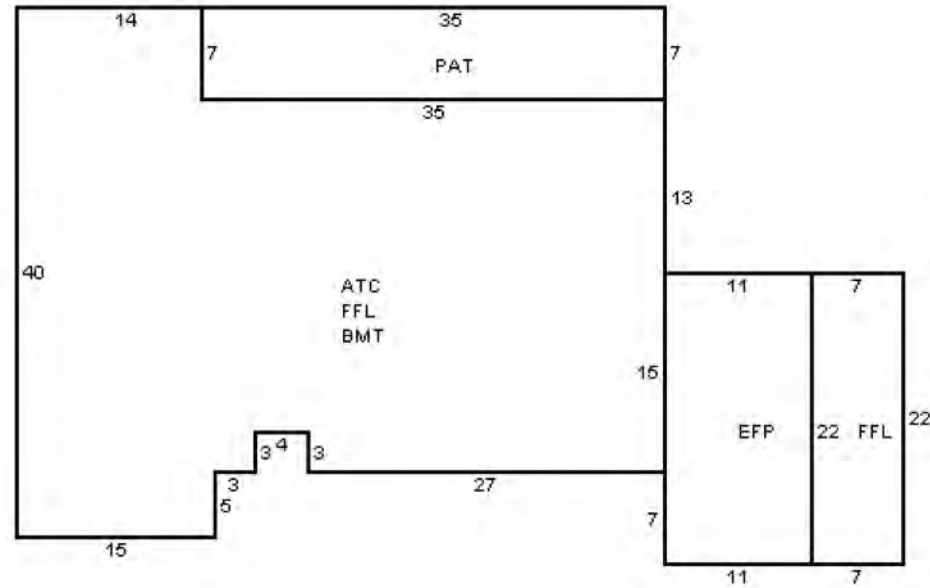
Total AC/HA:	47.35000	Total SF/SM:	2062565.88	Parcel LUC:	910	DEM-REIM	Prime NB Desc	MT WASH	Total:	428,358	SpI Credit	Total:	428,400
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EXTERIOR INFORMATION

Type: 19 - RANCH
 Sty Ht: 1A - 1A
 (Liv) Units: 1 Total: 1
 Foundation: 1 - CONCRETE
 Frame: 1 - WOOD
 Prime Wall: 5 - ASBESTOS
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT
 Color:
 View / Desir:

BATH FEATURES

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

COMMENTS**SKETCH****GENERAL INFORMATION**

Grade: B- - GOOD (-)
 Year Blt: 1955 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

CONDO INFORMATION

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

RESIDENTIAL GRID

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

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal 1 - DRYWALL
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 4 - CARPET
 Sec Floors: 2 - SOFTWOO 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

DEPRECIATION

Phys Cond: AV - Average	38.2 %
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	38.2 %

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

CALC SUMMARY

Basic \$ / SQ:	96.00
Size Adj.:	0.97142744
Const Adj.:	0.94999999
Adj \$ / SQ:	88.594
Other Features:	18200
Grade Factor:	1.25
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	341220
Depreciation:	130346
Depreciated Total:	210874

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 0.00000
Juris. Factor:		Val/Su Fin:	94.83	
Special Features: 0		Val/Su Net:	49.69	
Final Total:	210900	Val/Su SzAd	94.85	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,687	88.590	149,458
BMT	BASEMENT	1,533	26.580	40,744
ATC	ATTIC	537	84.160	45,158
PAT	PATIO	245	4.410	1,081
EFP	ENCL PORCH	242	22.050	5,335
Net Sketched Area:		4,244	Total:	241,776
Size Ad	2223.5499	Gross Area	5240	FinArea 2224

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
3	GARAGE		D Y	1	24X46	A	FR	1955	12.09	T	45	910			7,300		7,300

PARCEL ID 20 25**IMAGE**

AssessPro Patriot Properties, Inc

More: N	Total Yard Items:	7,300	Total Special Features:		Total:	7,300
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