

Town of Mount Washington



Patriot
Properties Inc.

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:	

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		WEST ST, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	TOWN OF MT WASHINGTON
Owner 2:	
Owner 3:	
Street 1:	WEST ST
Street 2:	
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01258 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as MUNICPL with a(n) LIBRARY Building Built about 1930, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 0 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		

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
903	MUNICPL		43560		SQUARE FESITE			0	1.11	2.600	MW									125,714						125,700	

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	903	MUNICPL	Prime NB Desc:	MT WASH	Total:	125,714	SpI Credit:	Total:	125,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
903	24,000		1.000	125,700	149,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	
						213.86	213.86

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	903	FV	24,000	0	1.	125,700	149,700	149,700	YER	1/26/2018
2017	903	FV	22,900	0	1.	125,700	148,600	148,600	Year End Roll	5/5/2017
2016	903	FV	22,900	0	1.	125,700	148,600	148,600	Year End Roll	2/11/2016
2015	903	FV	22,900	0	1.	130,200	153,100	153,100	year end roll	1/15/2015
2014	903	FV	22,900	0	1.	130,200	153,100	153,100	Year End	8/7/2014
2013	903	FV	21,700	0	1.	130,200	151,900	151,900	COMMITMENT	5/30/2013
2012	903	FV	26,700	0	1.	130,200	156,900	156,900	final value	1/12/2012
2011	903	FV	26,700	0	1.	130,200	156,900	156,900	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	333-61		2/6/1963			0	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2011	MEASURED	316	EVAN

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type: 53 - LIBRARY
 Sty Ht: 1 - 1
 (Liv) Units: 1 Total: 1
 Foundation: 1 - CONCRETE
 Frame: 1 - WOOD
 Prime Wall: 1 - WOOD SHING
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT
 Color:
 View / Desir:

GENERAL INFORMATION

Grade: D- - POOR
 Year Blt: 1930 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdct: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: 2 - PLASTER
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 3 - HARDWOOD
 Sec Floors: %
 Bsmnt Flr:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 5 - NONE
 Heat Type: 8 - NONE
 # Heat Sys: 0
 % Heated: 100 % AC:
 Solar HW: NO Central Vac: NO
 % Com Wal: % Sprinkled

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

More: N Total Yard Items: Total Special Features: Total:

BATH FEATURES

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

OTHER FEATURES

Kits: Rating:
 A Kits: Rating:
 Frpl: Rating:
 WSFlue: Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: FR - Fair 37. %
 Functional: P - XS DPR 50. %
 Economic: %
 Special: %
 Override: %
Total: 68.5 %

CALC SUMMARY

Basic \$ / SQ: 98.00
 Size Adj.: 1.60000002
 Const Adj.: 0.91152495
 Adj \$ / SQ: 142.927
 Other Features: 2500
 Grade Factor: 0.71
 Neighborhood Inf: 1.04999995
 LUC Factor:
 Adj Total: 76235
 Depreciation: 52221
 Depreciated Total: 24014

COMMENTS

INT NEEDS WORK

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: HB 1

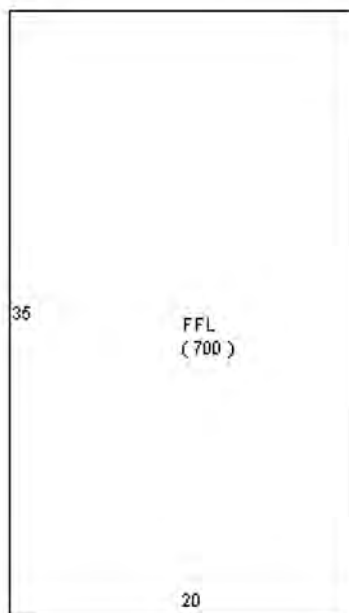
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



SUB AREA

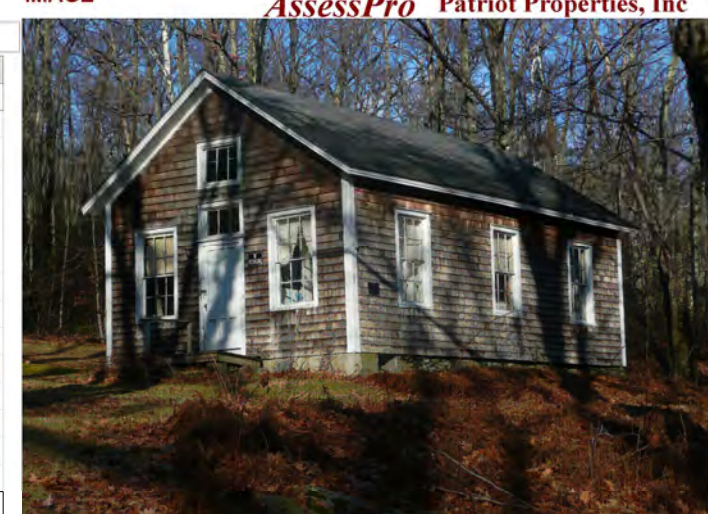
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	700	142.930	100,049
Net Sketched Area:		700	Total:	100,049
Size Ad	700	Gross Area	700	FinArea 700

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 2 0 7 B