



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		MOUNTAIN RD, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	DIAMOND PETER J
Owner 2:	DIAMOND SARAH K
Owner 3:	
Street 1:	106 W. 78TH ST
Street 2:	APT 3-4
Twn/City:	NEW YORK
St/Prov:	NY Cntry Own Occ: N
Postal:	10024 Type:

PREVIOUS OWNER

Owner 1:	BIANCHI-SMITH - SUSAN
Owner 2:	-
Street 1:	89 EAST ST
Twn/City:	MOUNT WASHINGTON
St/Prov:	MA Cntry
Postal:	01258 Type:

NARRATIVE DESCRIPTION

This Parcel contains 12.054 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2013, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 1 3/4 Baths, 9 Rooms, and 4 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
101	ONE FAM		130680		SQUARE FE SITE			0	1.11	1.000	MW									145,055						145,100	
101	ONE FAM		9.054		ACRES EXCESS			0	3,500.	1.000	MW									31,689						31,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	867,500		12.054	176,800	1,044,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 293.84						/Parcel: 293.84	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	867,500	0	12.054	176,800	1,044,300	1,044,300	YER	1/26/2018
2017	101	FV	805,300	0	12.054	176,800	982,100	982,100	Year End Roll	5/5/2017
2016	101	FV	678,600	0	12.054	176,800	855,400	855,400	Year End Roll	2/11/2016
2015	101	FV	351,800	0	12.054	182,000	533,800	533,800	year end roll	1/15/2015
2014	101	FV	188,400	0	12.054	182,000	370,400	370,400	Year End	8/7/2014
2013	101	FV	184,900	0	12.054	182,000	366,900	366,900	COMMITMENT	5/30/2013
2012	101	FV	226,600	0	12.054	182,000	408,600	408,600	final value	1/12/2012
2011	101	FV	226,600	0	12.054	182,000	408,600	408,600	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BIANCHI-SMITH,S	2097-308		2/3/2012	CHD>SALE	375000	No	No			
SMITH DANNY C,	1960-45		12/18/2009	DIVORCE/COUR		1	No	No		
ERASIN INC	1184 197		5/18/2000		87500	Yes	No			
	647-112		2/6/1963			0	Yes	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	INSPECTED	500	BOA
6/18/2014	MEAS+INSPCTD	500	BOA
10/25/2011	MEASURED	316	EVAN
6/15/2002	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

GENERAL INFORMATION

Type:	9	- CONTEMPRY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:	18	- CORREG S 40 %
Roof Struct:	7	- SHED
Roof Cover:	1	- ASPHALT
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	3	Rating: VERY GOOD
A Bath:		Rating:
3/4 Bath:	1	Rating: VERY GOOD
A 3QBth:		Rating:
1/2 Bath:	1	Rating: VERY GOOD
A HBth:		Rating:
OthrFix:	5	Rating: VERY GOOD

COMMENTS

GENERAL INFORMATION

Grade:	A	- VERY GOOD
Year Blt:	2013	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

OTHER FEATURES

Kits:	1	Rating: VERY GOOD
A Kits:		Rating:
Frpl:	1	Rating: GOOD
WSFlue:		Rating:

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 1												
Lvl 2												
Lower												
Totals	RMs: 9		BRs: 4		Baths: 3		HB: 1					

CONDO INFORMATION

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

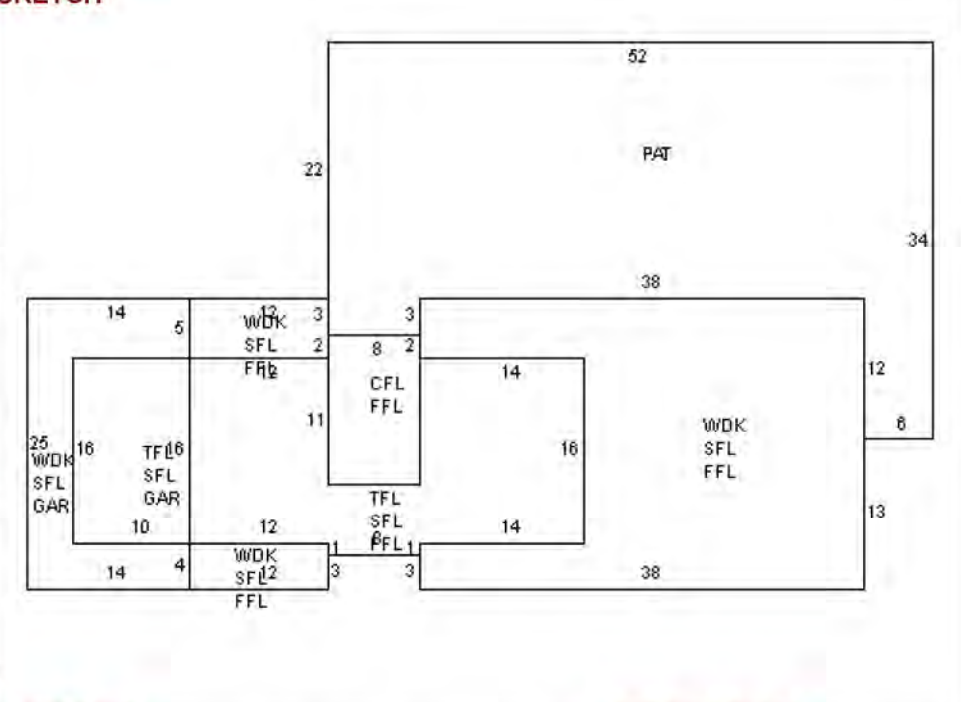
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



INTERIOR INFORMATION

Avg Ht/Fl:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	12 - CONCRETE		
Sec Floors:	3 - HARDWOOD 40 %		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	2 - GOOD		
Insulation:	3 - EXTENSIVE		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	4 - RADIANT HW		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

DEPRECIATION

Phys Cond:	VG - Very Good	1.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		1 %

CALC SUMMARY

Basic \$ / SQ:	107.00
Size Adj.:	0.92597073
Const Adj.:	1.03301275
Adj \$ / SQ:	102.350
Other Features:	50239
Grade Factor:	1.97
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	876251
Depreciation:	8763
Depreciated Total:	867488

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
99	3 0 15		5/18/2000	87,500
WtAv\$/SQ: AvRate: 99 Ind.Val: 87500.00000				
Juris. Factor:		Val/Su Fin: 244.09		
Special Features: 0		Val/Su Net: 135.72		
Final Total: 867500		Val/Su SzAd 244.09		

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	1,648	97.230	160,239	
FFL	1ST FLOOR	1,402	102.350	143,494	
PAT	PATIO	1,240	2.980	3,693	
WDK	WOOD DECK	1,024	6.980	7,144	
TFL	3RD FLOOR	400	97.230	38,893	
GAR	GARAGE	350	15.500	5,425	
OSP	SCRN PORCH	224	16.220	3,633	
CFL	CATHEDRAL	104	104.400	10,857	
Net Sketched Area:		6,392	Total:	373,377	
Size Ad	3554	Gross Area	6392	FinArea	3554

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

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

PARCEL ID 3 0 15

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