



Patriot
 Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SINGER DAVID A
Owner 2:	
Owner 3:	
Street 1:	P.O. Box 46
Street 2:	
Twn/City:	Marshfield Hills
St/Prov:	MA Cntry Own Occ: N
Postal:	02051-0046 Type:

PREVIOUS OWNER

Owner 1:	MOHONK EDUCATIONAL -
Owner 2:	NEUROPSYCHOLOGICAL FOUNDATION -
Street 1:	P.O. Box 46
Twn/City:	Marshfield Hills
St/Prov:	MA Cntry
Postal:	02051-0046

NARRATIVE DESCRIPTION

This Parcel contains 20. ACRES of land mainly classified as UNDEV

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
132	UNDEV		20		ACRES	EXCESS		0	3,500.	1.000	MW									70,000						70,000	

Total AC/HA:	20.00000	Total SF/SM:	871200.00	Parcel LUC:	132 UNDEV	Prime NB Desc:	MT WASH	Total:	70,000	SpI Credit:		Total:	70,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			20.000	70,000	70,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: N/A						/Parcel: N/A	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	132	FV		0	20.	70,000	70,000	70,000	YER	1/26/2018
2017	132	FV		0	20.	70,000	70,000	70,000	Year End Roll	5/5/2017
2016	132	FV		0	20.	70,000	70,000	70,000	Year End Roll	2/11/2016
2015	132	FV		0	20.	70,000	70,000	70,000	year end roll	1/15/2015
2014	132	FV		0	20.	70,000	70,000	70,000	Year End	8/7/2014
2013	132	FV		0	20.	70,000	70,000	70,000	COMMITMENT	5/30/2013
2012	132	FV		0	20.	70,000	70,000	70,000	final value	1/12/2012
2011	132	FV		0	20.	70,000	70,000	70,000	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOHONK EDUCATIO	2362-341		6/17/2016	CONVIENCE	100	No	No			TRANSFERRING FROM HIS COMPANY TO HL
SINGER MARY H,	1507-260		4/15/2005	PORTION/ASSE	1	Yes	No			
SINGER DAVID	1167 280		1/11/2000	CONVIENCE	1	Yes	No			
MCCARTY JEFFERY	976 174		6/21/1996		25000	Yes	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

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	16:23:54

LAST REV

Date	Time
07/13/16	13:06:19

apro
 133

EXTERIOR INFORMATION

Table with exterior information fields: Type, Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

BATH FEATURES

Table with bath features fields: Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix, Rating.

COMMENTS

Large empty table area for comments.

SKETCH

Large empty table area for sketch.

GENERAL INFORMATION

Table with general information fields: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdic, Const Mod, Lump Sum Adj.

OTHER FEATURES

Table with other features fields: Kits, A Kits, Frpl, WSFlue, Rating.

CONDO INFORMATION

Table with condo information fields: Location, Total Units, Floor, % Own, Name.

RESIDENTIAL GRID

Table with residential grid fields: 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.

INTERIOR INFORMATION

Table with interior information fields: Avg Ht/FL, Prim Int Wal, Sec Int Wal, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

DEPRECIATION

Table with depreciation fields: Phys Cond, AV - Average, Functional, Economic, Special, Override, Total.

REMODELING

Table with remodeling fields: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with res breakdown fields: No Unit, RMS, BRS, FL, Totals.

CALC SUMMARY

Table with calc summary fields: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

COMPARABLE SALES

Table with comparable sales fields: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

SUB AREA

Table with sub area fields: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SUB AREA DETAIL

Table with sub area detail fields: Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

SPEC FEATURES/YARD ITEMS

Table with spec features/yard items fields: 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 302

IMAGE

AssessPro Patriot Properties, Inc

Summary table with fields: More: N, Total Yard Items, Total Special Features, Total.