

Town of Mount Washington



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MEYER SCOTT A
Owner 2:	MEYER MARY CATHLEEN
Owner 3:	
Street 1:	198 MILLWOOD RD
Street 2:	
Twn/City:	CHAPPAQUA
St/Prov:	NY Cntry Own Occ: N
Postal:	10514 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 14.735 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1981, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 3 Rooms, and 1 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		11.735		ACRES EXCESS			0	3,500.	1.000	MW									41,073						41,100	
101	ONE FAM		200		FRONT FE SITE			0	0.	0.000	MW																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	140,500	200	14.735	186,200	326,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 217.93						/Parcel: 217.93	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	140,500	200	14.735	186,200	326,900	326,900	YER	1/26/2018
2017	101	FV	133,000	200	14.735	186,200	319,400	319,400	Year End Roll	5/5/2017
2016	101	FV	141,600	200	14.735	186,200	328,000	328,000	Year End Roll	2/11/2016
2015	101	FV	145,100	300	14.735	191,400	336,800	336,800	year end roll	1/15/2015
2014	101	FV	145,100	300	14.735	191,400	336,800	336,800	Year End	8/7/2014
2013	101	FV	146,400	300	14.735	191,400	338,100	338,100	COMMITMENT	5/30/2013
2012	101	FV	172,000	200	14.735	191,400	363,600	363,600	final value	1/12/2012
2011	101	FV	172,000	200	14.735	191,400	363,600	363,600	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SAUL DENNIS R,	5-84		12/21/2017	MULTI PCL	990000	No	No			
BREAUX ANN R	LCBK4 128		7/26/2000	OTHER	160000	No	No			
MULLER	3-331		2/6/1963		275000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2011	MEAS+INSPCTD	317	LISA QUACKEN

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - RANCH		
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:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1981	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	1 - PLYWOOD		
Sec Floors:	%		
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:	100
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
2	SHED/FR		D	Y	1 10X10	A	GD	1983	4.00	T	43	101			200			200

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	17.3 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		17.3 %

CALC SUMMARY

Basic \$ / SQ:	96.00
Size Adj.:	1.02999997
Const Adj.:	0.95999998
Adj \$ / SQ:	94.925
Other Features:	17265
Grade Factor:	1.00
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	169948
Depreciation:	29401
Depreciated Total:	140547

COMMENTS

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:	3	BRs:	1	Baths:	1	HB						

REMODELING

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

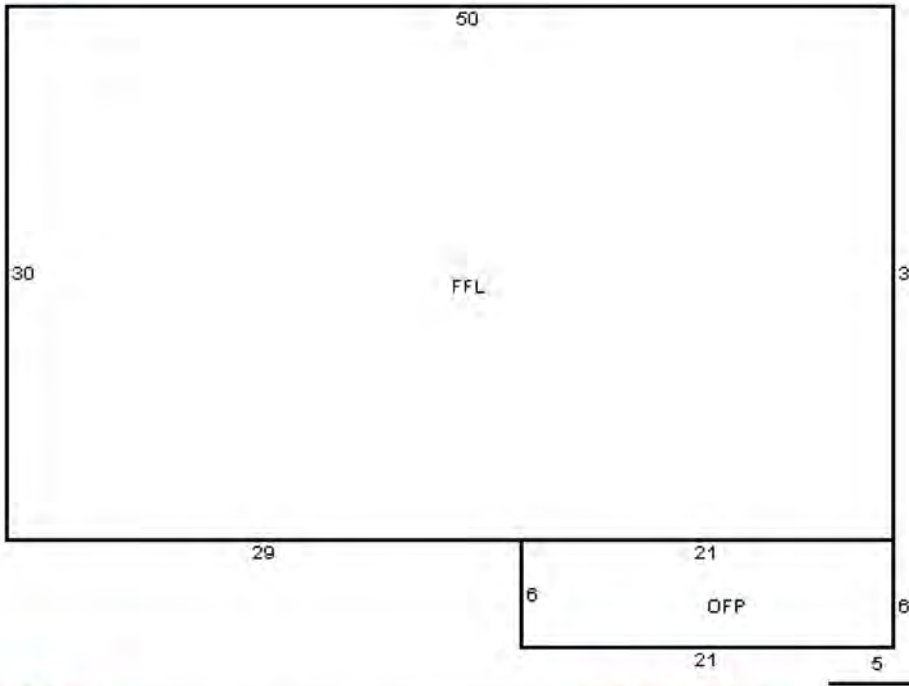
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	1
Totals			
1	3	1	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Val/Su Fin:	93.67		
Special Features:	0	Val/Su Net:	86.41	
Final Total:	140500	Val/Su SzAd	93.67	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,500	94.920	142,387	
OFF	OPEN PORCH	126	17.490	2,204	
Net Sketched Area:		1,626	Total:	144,591	
Size Ad	1500	Gross Area	1626	FinArea	1500

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID 3 0 21