



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ALEXANDER ROBERT W
Owner 2:	c/o Raymond Alexander
Owner 3:	
Street 1:	33 Wildflower Lane
Street 2:	
Twn/City:	Middletown
St/Prov:	CT Cntry Own Occ: Y
Postal:	06457 Type:

PREVIOUS OWNER

Owner 1:	ALEXANDER RAYMOND W -
Owner 2:	ALEXANDER ALICE V -
Street 1:	47 WEST ST
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry
Postal:	01258

NARRATIVE DESCRIPTION

This Parcel contains 3.016 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 2017, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 1 3/4 Baths, 0 Rooms, and 0 Bdrms.

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 Influ	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		0.016		ACRES EXCESS			0	3,500.	1.000	MW									56						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	309,900		3.016	145,200	455,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 90.62						/Parcel: 90.62	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	130	FV		0	3.016	145,200	145,200	145,200	YER	1/26/2018
2017	101	FV	116,600	200	3.016	145,200	262,000	262,000	Year End Roll	5/5/2017
2016	101	FV	135,700	200	3.016	145,200	281,100	281,100	Year End Roll	2/11/2016
2015	101	FV	139,600	200	3.016	150,400	290,200	290,200	year end roll	1/15/2015
2014	101	FV	139,600	200	3.016	150,400	290,200	290,200	Year End	8/7/2014
2013	101	FV	145,900	200	3.016	150,400	296,500	296,500	COMMITMENT	5/30/2013
2012	101	FV	164,300	0	3.016	150,400	314,700	314,700	final value	1/12/2012
2011	101	FV	164,300	0	3.016	150,400	314,700	314,700	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALEXANDER RAYMO	5-8		8/30/2005	CONVIENCE	250000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/1/1995		MANUAL	2,000					B WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEASURED	317	LISA QUACKEN
10/26/2011	PERMIT VISIT	317	LISA QUACKEN

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.01600	Total SF/SM:	131376.97	Parcel LUC:	101 ONE FAM	Prime NB Desc:	MT WASH	Total:	145,111	SpI Credit:		Total:	145,200
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EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:	16	- STONE VE 10 %
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:	NATURAL	
View / Desir:		

GENERAL INFORMATION

Grade:	B-	- GOOD (-)
Year Blt:	2017	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:	3	- HARDWOOD
Sec Floors:	4	- CARPET 10 %
Bsmnt Flr:	12	- CONCRETE
Bsmnt Gar:	1	
Electric:	2	- GOOD
Insulation:	3	- EXTENSIVE
Int vs Ext:	S	
Heat Fuel:	2	- GAS
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
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	0.0 %
Functional:			%
Economic:			%
Special:	NC	- NEWCON	55 %
Override:			%
Total:			55 %

CALC SUMMARY

Basic \$ / SQ:	104.00
Size Adj.:	0.92624968
Const Adj.:	1.07325459
Adj \$ / SQ:	103.387
Other Features:	37078
Grade Factor:	1.25
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	688722
Depreciation:	378797
Depreciated Total:	309925

COMMENTS

RECK FY 19 FOR NEW HOUSE.

RESIDENTIAL GRID

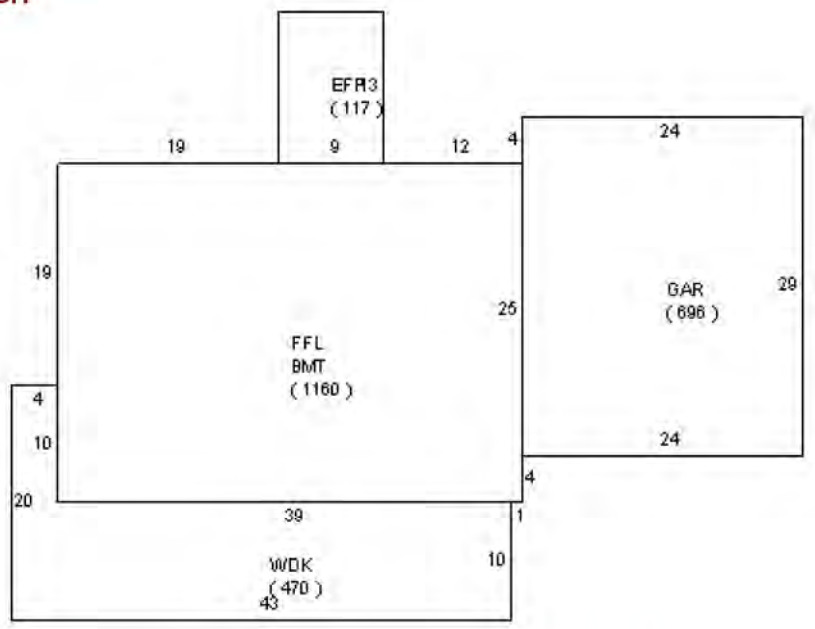
1st Res Grid Desc:		# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs:	BRs: Baths: 2 HB 1

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	2,110	103.390	218,146	
BMT	BASEMENT	1,420	55.830	79,277	
GAR	GARAGE	900	12.440	11,200	
HST	HALF STORY	783	98.220	76,904	
LLV	LOWR LEVEL	690	54.280	37,452	
SFL	2ND FLOOR	324	98.220	31,822	
TFL	3RD FLOOR	324	98.220	31,822	
OPF	OPEN PORCH	40	26.000	1,040	
Net Sketched Area:		6,591	Total:	487,663	
Size Ad	3541	Gross Area	7374	FinArea	5022

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID 3 0 21B