

Town of Mount Washington



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FRANKEL PHYLLIS
Owner 2:	c/o Rachel Frankel
Owner 3:	
Street 1:	17 Blair Drive
Street 2:	
Twn/City:	Huntington,
St/Prov:	NY Cntry Own Occ: N
Postal:	11743 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 9.25 ACRES of land mainly classified as ONE FAM with a(n) OLD STYLE Building Built about 1900, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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		6.25		ACRES EXCESS			0	3,500.	1.000	MW									21,875						21,900	

Total AC/HA:	9.25000	Total SF/SM:	402930.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	166,930	SpI Credit	Total:	167,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	282,000	3,800	9.250	167,000	452,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	147.78

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	282,000	3800	9.25	167,000	452,800	452,800	YER	1/26/2018
2017	101	FV	264,300	3800	9.25	167,000	435,100	435,100	Year End Roll	5/5/2017
2016	101	FV	276,400	3800	9.25	167,000	447,200	447,200	Year End Roll	2/11/2016
2015	101	FV	276,400	3800	9.25	172,200	452,400	452,400	year end roll	1/15/2015
2014	101	FV	276,400	3800	9.25	172,200	452,400	452,400	Year End	8/7/2014
2013	101	FV	269,200	3800	9.25	172,200	445,200	445,200	COMMITMENT	5/30/2013
2012	101	FV	268,300	4400	9.25	172,200	444,900	444,900	final value	1/12/2012
2011	101	FV	268,300	4400	9.25	172,200	444,900	444,900	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HARRISON	697-121		3/7/1989	FAMILY		0 No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2011	MEASURED	317	LISA QUACKEN
4/11/2003	MEAS+INSPCTD	500	BOA
5/15/1998	MEAS+INSPCTD	500	BOA

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	16:28:00

LAST REV

Date	Time
05/15/16	14:59:37

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