

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOUNT WASHINGTON REALTY, LLC A NEW YO
Owner 2:	LIABILITY COMPANY
Owner 3:	ATTN. JOHN P. HALL III
Street 1:	428E 12TH ST. #PHD
Street 2:	APT 8N
Twn/City:	NEW YORK
St/Prov:	NY Cntry Own Occ: Y
Postal:	10009 Type:

PREVIOUS OWNER

Owner 1:	CANE MARIE C. -
Owner 2:	TRUSTEE MARIE C. CANE 2006 -
Street 1:	2944 RT 23
Twn/City:	HILLSDALE
St/Prov:	NY Cntry
Postal:	12529

NARRATIVE DESCRIPTION

This Parcel contains 120.428 ACRES of land mainly classified as OUT BLD

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
106	OUT BLD		130680		SQUARE FE	SITE		0	1.11	1.000	MW									145,055						145,100	
106	OUT BLD		117.428		ACRES	EXCESS		0	3,500.	1.000	MW									410,998						411,000	
106	OUT BLD		1200		FRONT FE	SITE		0	0.	0.000	MW																

Total AC/HA:	120.42800	Total SF/SM:	5245843.50	Parcel LUC:	106	OUT BLD	Prime NB Desc	MT WASH	Total:	556,053	SpI Credit	Total:	556,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
106		11,000	120.428	556,100	567,100		
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
2019	101	FV	495,500	22300	120.428	556,100	1,073,900	1,073,900	YER	11/15/2018
2018	101	FV	550,700	31600	120.428	556,100	1,138,400	1,138,400	YER	1/26/2018
2017	101	FV	524,500	31600	120.428	556,100	1,112,200	1,112,200	Year End Roll	5/5/2017
2016	101	FV	492,200	32400	120.428	556,100	1,080,700	1,080,700	Year End Roll	2/11/2016
2015	101	FV	492,200	32400	120.428	561,300	1,085,900	1,085,900	year end roll	1/15/2015
2014	101	FV	492,200	32400	120.428	561,300	1,085,900	1,085,900	Year End	8/7/2014
2013	101	FV	485,300	32400	120.428	561,300	1,079,000	1,079,000	COMMITMENT	5/30/2013
2012	101	FV	525,800	36200	120.428	561,300	1,123,300	1,123,300	final value	1/12/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CANE MARIE C.,	2462-303		3/7/2018	CHD>SALE	1100000	No	No			DEMOLITION AFTER SALE
CANE, GARY M. A	1805-189		10/29/2007			No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2012	MEASURED	316	EVAN

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

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
02/24/20	20:33:21

LAST REV

Date	Time
06/17/19	14:09:47

apro 150

