

Town of Mount Washingt



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		BASH BISH FALLS RD, MOUNT WAS

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:
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 120. ACRES of land mainly classified as ONE FAM with a(n) CAMP,SEAS Building Built about 1960, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 1 Rooms, and 1 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 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		117		ACRES EXCESS			0	3,500.	1.000	MW									409,500						409,500	
101	ONE FAM		1000		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	3,900		120.000	554,600	558,500		
Total Card	3,900		120.000	554,600	558,500	Entered Lot Size	
Total Parcel	3,900		120.000	554,600	558,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	1,595.71	/Parcel:	1,595.	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	3,900	0	120.	554,600	558,500	558,500	YER	11/15/2018
2018	101	FV	3,900	0	120.	554,600	558,500	558,500	YER	1/26/2018
2017	101	FV	3,700	0	120.	554,600	558,300	558,300	Year End Roll	5/5/2017
2016	101	FV	5,000	0	120.	554,600	559,600	559,600	Year End Roll	2/11/2016
2015	101	FV	5,000	0	120.	559,800	564,800	564,800	year end roll	1/15/2015
2014	101	FV	5,000	0	120.	559,800	564,800	564,800	Year End	8/7/2014
2013	101	FV	5,100	0	120.	559,800	564,900	564,900	COMMITMENT	5/30/2013
2012	101	FV	5,400	100	120.	559,800	565,300	565,300	final value	1/12/2012

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 DAVID A	1607-260		4/15/2005	PORTION/ASSE	250000	No	No			
WYMAN	643-77		7/1/1987		70000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2011	MEASURED	316	EVAN

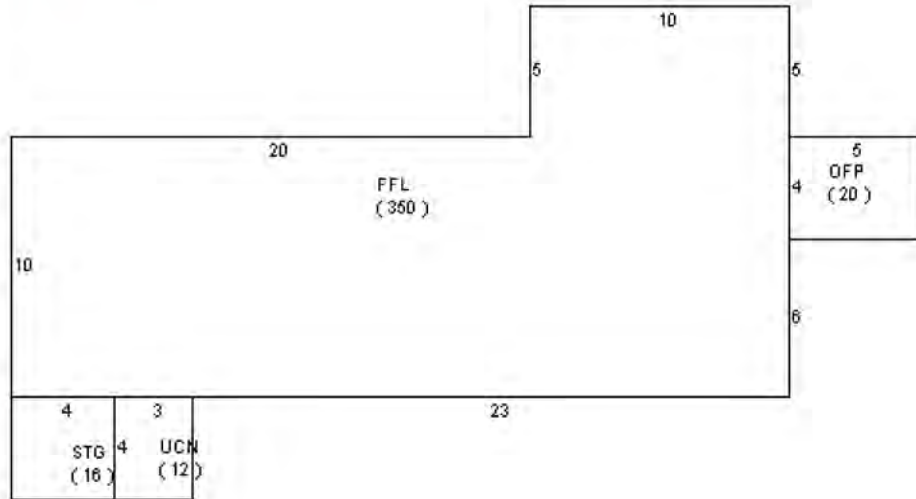
Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	3 - CAMP,SEAS
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	5 - PIERS
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	BROWN
View / Desir:	

**BATH FEATURES**

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

**COMMENTS****SKETCH**

**GENERAL INFORMATION**

Grade:	D - FAIR
Year Blt:	1960
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

**OTHER FEATURES**

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

**CONDO INFORMATION**

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

**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: 1	BRs: 1	Baths: HB

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	1	1	1
<b>Totals</b>			
1	1	1	1

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	8 - PLYWD PANL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	5 - MINIMAL
Insulation:	5 - MINIMAL
Int vs Ext:	S
Heat Fuel:	5 - NONE
Heat Type:	8 - NONE
# Heat Sys:	0
% Heated:	100
Solar HW:	NO
% Com Wal:	

**DEPRECIATION**

Phys Cond:	PR - Poor	63.0%
Functional:	P - XS DPR	50.0%
Economic:		%
Special:		%
Override:		%
<b>Total:</b>		<b>81.5%</b>

**CALC SUMMARY**

Basic \$ / SQ:	82.00
Size Adj.:	1.14999998
Const Adj.:	0.76653522
Adj \$ / SQ:	72.284
Other Features:	0
Grade Factor:	0.77
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	21185
Depreciation:	17266
Depreciated Total:	3919

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
<b>WtAv\$/SQ:</b>	<b>AvRate:</b>	<b>Ind.Val</b>		
<b>Juris. Factor:</b>		<b>Val/Su Fin:</b>	11.14	
<b>Special Features:</b>	0	<b>Val/Su Net:</b>	9.80	
<b>Final Total:</b>	3900	<b>Val/Su SzAd:</b>	11.14	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	350	72.280	25,299
OPF	OPEN PORCH	20	26.000	520
STG	STORAGE	16	8.000	128
UCN	PR CANOPY	12	15.600	187
<b>Net Sketched Area:</b>		<b>398</b>	<b>Total:</b>	<b>26,134</b>
<b>Size Ad</b>	<b>350 Gross Area</b>	<b>398</b>	<b>FinArea</b>	<b>350</b>

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**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	

<b>More:</b> N	<b>Total Yard Items:</b>	<b>Total Special Features:</b>	<b>Total:</b>
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**IMAGE**

*AssessPro* Patriot Properties, Inc

