



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	Blum Christopher Gary
Owner 2:	Parekh-Blum Sheila
Owner 3:	
Street 1:	360 Riverside Drive
Street 2:	Apt. 3AB
Twn/City:	New York
St/Prov:	NY Cntry Own Occ: N
Postal:	10025 Type:

PREVIOUS OWNER

Owner 1:	Hallig - Bobbie
Owner 2:	-
Street 1:	P. O. Box 215
Twn/City:	So. Egremont
St/Prov:	MA Cntry
Postal:	01258

NARRATIVE DESCRIPTION

This Parcel contains 20.02 ACRES of land mainly classified as ONE FAM with a(n) OLD STYLE Building Built about 1907, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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		17.02		ACRES EXCESS			0	3,500.	1.000	MW									59,570						59,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	747,700	14,800	20.020	204,700	967,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 338.47						/Parcel: 338.47	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	747,700	14800	20.02	204,700	967,200	967,200	YER	1/26/2018
2017	101	FV	695,800	14800	20.02	204,700	915,300	915,300	Year End Roll	5/5/2017
2016	101	FV	585,500	14800	20.02	204,700	805,000	805,000	Year End Roll	2/11/2016
2015	101	FV	591,700	14800	20.02	209,900	816,400	816,400	year end roll	1/15/2015
2014	101	FV	166,300	14400	20.02	209,900	390,600	390,600	Year End	8/7/2014
2013	101	FV	282,600	14900	20.02	209,900	507,400	507,400	COMMITMENT	5/30/2013
2012	101	FV	282,200	14900	20.02	209,900	507,000	507,000	final value	1/12/2012
2011	101	FV	282,200	14900	20.02	209,900	507,000	507,000	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HALLIG BOBBIE,	2129-242		7/20/2012	CHD>SALE	850000	No	No			Formerly Hallig, Griffen
GRIFFEN	716-218		10/13/1989		400000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2014	MEASURED	500	BOA
5/30/2013	PERMIT VISIT	317	LISA QUACKEN
10/26/2011	MEASURED	317	LISA QUACKEN

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	20.02000	Total SF/SM:	872071.25	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	204,625	SpI Credit	Total:	204,700
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EXTERNAL INFORMATION
Type: 15 - OLD STYLE
Sty Ht: 2A - 2A
(Liv) Units: 1 Total: 1
Foundation: 3 - MASONRY
Frame: 1 - WOOD
Prime Wall: 2 - CLAPBOARD
Sec Wall: %
Roof Struct: 1 - GABLE
Roof Cover: 1 - ASPHALT
Color: WHITE
View / Desir:

GENERAL INFORMATION
Grade: A - VERY GOOD
Year Blt: 1907 Eff Yr Blt: 2005
Alt LUC: Alt %:
Jurisdict: 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: 15 - CARPET 35 %
Bsmnt Flr: 12 - CONCRETE
Bsmnt Gar:
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

OTHER FEATURES
Kits: 1 Rating: VERY GOOD
A Kits: Rating:
Frpl: 2 Rating: GOOD
WSFlue: Rating:

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

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

DEPRECIATION
Phys Cond: VG - Very Good 3.9 %
Functional: %
Economic: %
Special: NC - NEWCON %
Override: %
Total: 3.9 %

CALC SUMMARY
Basic \$ / SQ: 101.00
Size Adj.: 0.94448489
Const Adj.: 1.05671930
Adj \$ / SQ: 100.804
Other Features: 42590
Grade Factor: 1.97
Neighborhood Inf: 1.04999995
LUC Factor:
Adj Total: 778063
Depreciation: 30344
Depreciated Total: 747719

COMPARABLE SALES
Rate Parcel ID Typ Date Sale Price
WtAv\$/SQ: AvRate: Ind.Val
Juris. Factor: Val/Su Fin: 261.62
Special Features: 0 Val/Su Net: 135.21
Final Total: 747700 Val/Su SzAd: 261.65

COMMENTS
NC=GUTTED PORCH OFF RECK 6/14 FOR COMPLETION.

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: 8 BRs: 3 Baths: 3 HB 1

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

RES BREAKDOWN
No Unit RMS BRS FL
1 8 3 M
Totals
1 8 3

SKETCH
Floor plan sketch showing dimensions and room labels: OFF 10, ATC, SFL, FFL, BMT, OSP, WDK 6, 13. Dimensions include 10, 12, 16, 10, 10, 32, 22, 23, 13, 22, 43, 5, 6, 33, 16.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,216	30.240	36,773	
FFL	1ST FLOOR	1,216	100.800	122,577	
SFL	2ND FLOOR	1,216	95.760	116,448	
OSP	SCRN PORCH	920	12.430	11,437	
WDK	WOOD DECK	436	8.290	3,616	
ATC	ATTIC	426	95.760	40,757	
OFFP	OPEN PORCH	100	19.500	1,950	
Net Sketched Area:		5,530		333,558	
Size Ad	2857.6000	Gross Area	6320	FinArea	2858

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
11	POOL I-V	D	Y	1	18X36	G	GD	1970	17.68	T	43	101			6,500			6,500
3	GARAGE	D	Y	1	24X36	A	GD	1971	12.53	T	23	101			8,300			8,300
95	SAUNA	D	Y	1	1	G	GD	2013	20.00	T	5	101						

PARCEL ID 304

APPR VALUE	JCod	JFact	Juris. Value
6,500			6,500
8,300			8,300

