



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	REDDICK GAIL GRIFFEN
Owner 2:	C/O THAYER PITTMAN
Owner 3:	
Street 1:	66 WEST ST.
Street 2:	
Twn/City:	MT. WASHINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	01258 Type:

**PREVIOUS OWNER**

Owner 1:	GRIFFEN HARRIET -
Owner 2:	GRIFFEN REDDICK GAIL -
Street 1:	241 SUMMER FIELD VILLAGE LANE
Twn/City:	SYRACUSE
St/Prov:	NY Cntry
Postal:	13215

**NARRATIVE DESCRIPTION**

This Parcel contains 23.708 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1988, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 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 Infru	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		20.708		ACRES	EXCESS		0	3,500.	1.000	MW									72,478						72,500	
101	ONE FAM		200		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	183,600		23.708	217,600	401,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 319.43						/Parcel: 319.43	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	183,600	0	23.708	217,600	401,200	401,200	YER	1/26/2018
2017	101	FV	174,900	0	23.708	217,600	392,500	392,500	Year End Roll	5/5/2017
2016	101	FV	191,300	0	23.708	217,600	408,900	408,900	Year End Roll	2/11/2016
2015	101	FV	193,600	0	23.708	222,800	416,400	416,400	year end roll	1/15/2015
2014	101	FV	193,600	0	23.708	222,800	416,400	416,400	Year End	8/7/2014
2013	101	FV	202,900	0	23.708	222,800	425,700	425,700	COMMITMENT	5/30/2013
2012	101	FV	209,900	0	23.708	222,800	432,700	432,700	final value	1/12/2012
2011	101	FV	209,900	0	23.708	222,800	432,700	432,700	2011 FV	8/26/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GRIFFEN HARRIET	1339-308		8/5/2002	FAMILY		0 No	Yes			
GRIFFEN HARRIET	1261-130		9/10/2001	CONVIENCE		0 No	Yes			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/26/2011	MEASURED	317	LISA QUACKEN

Sign: VERIFICATION OF VISIT NOT DATA

### GENERAL INFORMATION

Type: 19 - RANCH  
 Sty Ht: 1 - 1  
 (Liv) Units: 1 Total: 1  
 Foundation: 1 - CONCRETE  
 Frame: 1 - WOOD  
 Prime Wall: 1 - WOOD SHING  
 Sec Wall:  
 Roof Struct: 1 - GABLE  
 Roof Cover: 1 - ASPHALT  
 Color: taupe  
 View / Desir:

### GENERAL INFORMATION

Grade: C+ - AVG. (+)  
 Year Blt: 1988 Eff Yr Blt:  
 Alt LUC:  
 Jurisdct:  
 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:  
 Bsmnt Flr: 12 - CONCRETE  
 Bsmnt Gar:  
 Electric: 3 - TYPICAL  
 Insulation: 2 - TYPICAL  
 Int vs Ext: S  
 Heat Fuel: 3 - ELECTRIC  
 Heat Type: 6 - ELECTRC BB  
 # Heat Sys: 1  
 % Heated: 100 % AC:  
 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	
More:	N																			

More: N	Total Yard Items:	Total Special Features:	Total:
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### BATH FEATURES

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

### OTHER FEATURES

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

### CONDO INFORMATION

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

### DEPRECIATION

Phys Cond: AV - Average 21 %  
 Functional:  
 Economic:  
 Special:  
 Override:  
 Total: 21 %

### CALC SUMMARY

Basic \$ / SQ: 96.00  
 Size Adj.: 1.06496811  
 Const Adj.: 0.98990101  
 Adj \$ / SQ: 101.204  
 Other Features: 17400  
 Grade Factor: 1.12  
 Neighborhood Inf: 1.04999995  
 LUC Factor:  
 Adj Total: 232413  
 Depreciation: 48807  
 Depreciated Total: 183606

### COMMENTS

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: 5 BRs: 3 Baths: 2 HB

### REMODELING

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

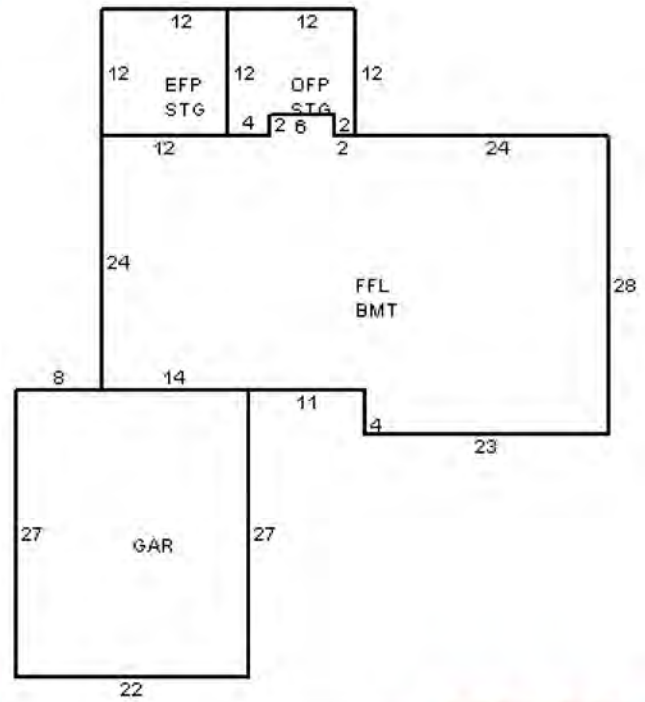
### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
<b>Totals</b>			
1	5	3	1

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor:	Val/Su Fin: 146.18
Special Features: 0		Val/Su Net: 50.19		
Final Total: 183600		Val/Su SzAd: 146.18		

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,256	30.360	38,134
FFL	1ST FLOOR	1,256	101.200	127,113
GAR	GARAGE	594	13.450	7,987
STG	STORAGE	276	3.360	928
EFP	ENCL PORCH	144	26.430	3,806
OFF	OPEN PORCH	132	17.140	2,262
<b>Net Sketched Area:</b>		3,658	<b>Total:</b>	180,230
Size Ad	1256 Gross Area	3658 FinArea		1256

### IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID 304B