

Town of Mount Washington



PROPERTY LOCATION

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

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

NARRATIVE DESCRIPTION

This Parcel contains 5.26 ACRES of land mainly classified as ONE FAM with a(n) CAMP, YRRND Building Built about 2017, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 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		2.26		ACRES EXCESS			0	3,500.	1.000	MW									7,910						7,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	81,000		5.260	153,000	234,000
Total Card	81,000		5.260	153,000	234,000
Total Parcel	81,000		5.260	153,000	234,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	221.59	/Parcel:	221.59

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	40,500	0	5.26	153,000	193,500	193,500	YER	11/15/2018
2018	130	FV		0	5.26	153,000	153,000	153,000	YER	1/26/2018
2017	101	FV	4,500	0	5.26	153,000	157,500	157,500	Year End Roll	5/5/2017
2016	101	FV	6,100	0	5.26	153,000	159,100	159,100	Year End Roll	2/11/2016
2015	101	FV	6,500	0	5.26	158,200	164,700	164,700	year end roll	1/15/2015
2014	101	FV	6,500	0	5.26	158,200	164,700	164,700	Year End	8/7/2014
2013	101	FV	6,500	0	5.26	158,200	164,700	164,700	COMMITMENT	5/30/2013
2012	101	FV	6,500	0	5.26	158,200	164,700	164,700	final value	1/12/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SINGER MARY	1607-260		4/15/2005	PORTION/ASSE		1	No	No		
SINGER DAVID A	1167 276		1/11/2000	CONVIENCE		1	No	No		
GRANGER	662-253		1/4/1988		50000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2009	MEASURED	105	DUANE ADAMS

Sign: VERIFICATION OF VISIT NOT DATA

