

Town of Mount Washingt



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
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,SEAS 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	Legal Description
101	40,500		5.260	153,000	193,500	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 183.24						/Parcel: 183.24

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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
2011	101	FV	6,500	0	5.26	158,200	164,700	164,700	2011 FV	8/26/2011

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

EXTERIOR INFORMATION

Type: 3 - CAMP SEAS
 Sty Ht: 1 - 1
 (Liv) Units: 1 Total: 1
 Foundation: 5 - PIERS
 Frame: 1 - WOOD
 Prime Wall: 26 - WOOD
 Sec Wall: %
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT
 Color:
 View / Desir:

GENERAL INFORMATION

Grade: C - AVERAGE
 Year Blt: 2017 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wal: 4 - SOLID WOOD
 Sec Int Wall: %
 Partition: T - TYPICAL
 Prim Floors: 2 - SOFTWOOD
 Sec Floors: %
 Bsmnt Flr:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 1 - NONE
 Int vs Ext: S
 Heat Fuel: 6 - WOOD
 Heat Type: 10 - NOT DUCTED
 # 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
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: GD - Good 0.0 %
 Functional: %
 Economic: %
 Special: NC - NEWCON 60. %
 Override: %
 Total: 60 %

CALC SUMMARY

Basic \$ / SQ: 82.00
 Size Adj.: 1.10568190
 Const Adj.: 0.87497789
 Adj \$ / SQ: 79.331
 Other Features: 9700
 Grade Factor: 1.00
 Neighborhood Inf: 1.04999995
 LUC Factor:
 Adj Total: 101280
 Depreciation: 60768
 Depreciated Total: 40512

COMMENTS

NC= RECK 6/19 FOR CABIN COMPLETION ALL INTERIOR INFO EST.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: BRs: Baths: 1 HB	

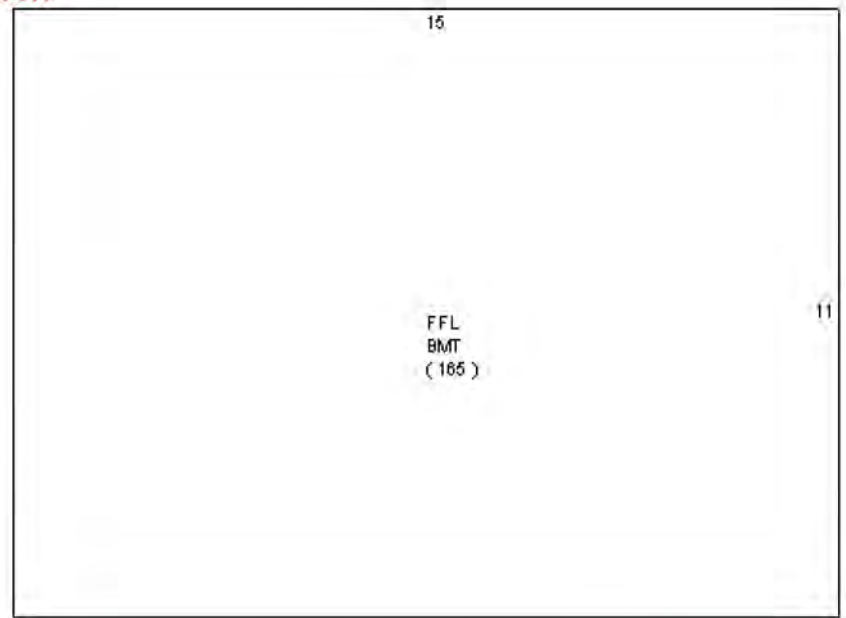
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,056	79.330	83,773	
0FP	OPEN PORCH	206	14.480	2,983	
Net Sketched Area:		1,262	Total:	86,756	
Size Ad	1056	Gross Area	1262	FinArea	1056

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID 307