



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NACHMAN JOEL S
Owner 2:	NACHMAN CHRISTINE S
Owner 3:	
Street 1:	60 WEST ST
Street 2:	
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01258 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 4.2 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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 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		1.2		ACRES	EXCESS		0	3,500.	1.000	MW									4,200						4,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	290,800	8,400	4.200	149,300	448,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 170.66						/Parcel: 170.66	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	290,800	8400	4.2	149,300	448,500	448,500	YER	1/26/2018
2017	101	FV	276,900	8400	4.2	149,300	434,600	434,600	Year End Roll	5/5/2017
2016	101	FV	281,900	8400	4.2	149,300	439,600	439,600	Year End Roll	2/11/2016
2015	101	FV	281,900	8400	4.2	154,500	444,800	444,800	year end roll	1/15/2015
2014	101	FV	281,900	8400	4.2	154,500	444,800	444,800	Year End	8/7/2014
2013	101	FV	276,200	9500	4.2	154,500	440,200	440,200	COMMITMENT	5/30/2013
2012	101	FV	282,800	9500	4.2	154,500	446,800	446,800	final value	1/12/2012
2011	101	FV	282,800	9500	4.2	154,500	446,800	446,800	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DEVINE	600-210		6/6/1986		195000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/1/1996		MANUAL	4,200					REBLD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2011	MEASURED	316	EVAN
6/15/2002	MEAS+INSPCTD	500	BOA
5/16/2000	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type: 6	- COLONIAL
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: B	- GOOD
Year Blt: 1900	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal: 2	- PLASTER
Sec Int Wall:	%
Partition: T	- TYPICAL
Prim Floors: 2	- SOFTWOOD
Sec Floors:	%
Bsmnt Flr: 12	- CONCRETE
Bsmnt Gar:	
Electric: 3	- TYPICAL
Insulation: 2	- TYPICAL
Int vs Ext:	S
Heat Fuel: 1	- OIL
Heat Type: 1	- FORCED H/A
# Heat Sys: 1	
% Heated: 100	% AC:
Solar HW: NO	Central Vac: NO
% Com Wal:	% Sprinkled

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: AV	- Average	38.2 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		38.2 %

CALC SUMMARY

Basic \$ / SQ:	104.00
Size Adj.:	0.95273972
Const Adj.:	0.99000001
Adj \$ / SQ:	98.094
Other Features:	14700
Grade Factor:	1.40
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	470545
Depreciation:	179748
Depreciated Total:	290797

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: 6 BRs: 3 Baths: 1 HB 1

REMODELING

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

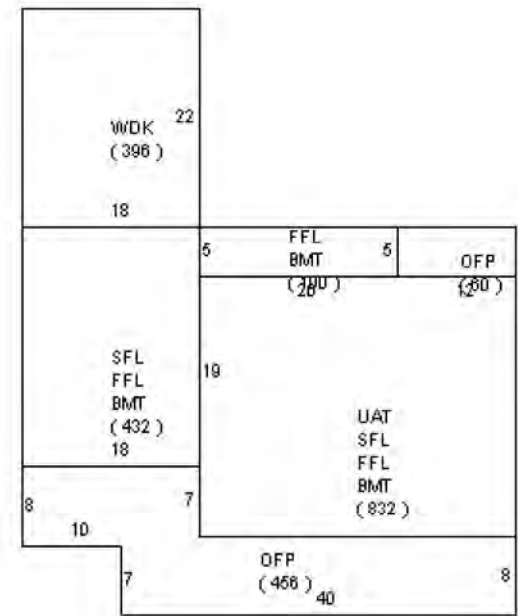
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,364	29.430	40,140	
FFL	1ST FLOOR	1,364	98.090	133,800	
SFL	2ND FLOOR	1,264	93.190	117,791	
OFF	OPEN PORCH	516	11.640	6,006	
WDK	WOOD DECK	396	8.530	3,376	
UAT	UNF ATTIC	291	14.710	4,285	
Net Sketched Area:		5,195	Total:	305,398	
Size Ad	2628	Gross Area	5736	FinArea	2628

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
32	BARN/LFT	D	Y	1	36X24	G	GD	2001	12.99	T	25	101			8,400			8,400

More: N	Total Yard Items: 8,400	Total Special Features:	Total: 8,400
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IMAGE

AssessPro Patriot Properties, Inc

