

Town of Mount Washington



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ALEXANDER ELAINE
Owner 2:	TRUSTEE OF THE 102 WEST STREET
Owner 3:	NOMINEE TRUST
Street 1:	102 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 134.533 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2002, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 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 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		131.533		ACRES	EXCESS		0	3,500.	1.000	MW									460,366						460,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	360,100	25,600	134.533	605,500	991,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 292.13						/Parcel: 292.13	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	360,100	25600	134.533	605,500	991,200	991,200	YER	1/26/2018
2017	101	FV	340,300	25600	134.533	605,500	971,400	971,400	Year End Roll	5/5/2017
2016	101	FV	319,600	25600	134.533	605,500	950,700	950,700	Year End Roll	2/11/2016
2015	101	FV	323,100	25600	134.533	610,700	959,400	959,400	year end roll	1/15/2015
2014	101	FV	323,100	25600	134.533	610,700	959,400	959,400	Year End	8/7/2014
2013	101	FV	314,300	25600	134.533	610,700	950,600	950,600	COMMITMENT	5/30/2013
2012	101	FV	358,600	25600	134.533	610,700	994,900	994,900	final value	1/12/2012
2011	101	FV	358,600	25600	134.533	610,700	994,900	994,900	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALEXANDER ELAIN	2216-6		9/6/2013	CONVIENCE	0	No	No			9-6-13 CHANGED TO 102 WEST STREET
KNOWLTON HUGH,	1265-155		9/28/2001	CHANGE IN US	700000	No	No			
ADAMS	432-96		6/14/1986		0	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2011	MEASURED	316	EVAN
4/11/2003	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 134.53300	Total SF/SM: 5860257.50	Parcel LUC: 101 ONE FAM	Prime NB Desc MT WASH	Total: 605,420	SpI Credit	Total: 605,500
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EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	4	- LOOSE MSRY
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B-	- GOOD (-)
Year Blt:	2002	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		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:	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:	3	- FORCED H/W	
# 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
110	AVIARY		D	Y	1 30X30	G	GD	2002	56.94	M	50	101			25,600			25,600

More: N	Total Yard Items: 25,600	Total Special Features:	Total: 25,600
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	6.9%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			6.9%

CALC SUMMARY

Basic \$ / SQ:	104.00
Size Adj.:	0.98100436
Const Adj.:	0.97000003
Adj \$ / SQ:	98.964
Other Features:	13440
Grade Factor:	1.25
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	386737
Depreciation:	26685
Depreciated Total:	360052

COMMENTS

CABIN REMOVED IN 86

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 1

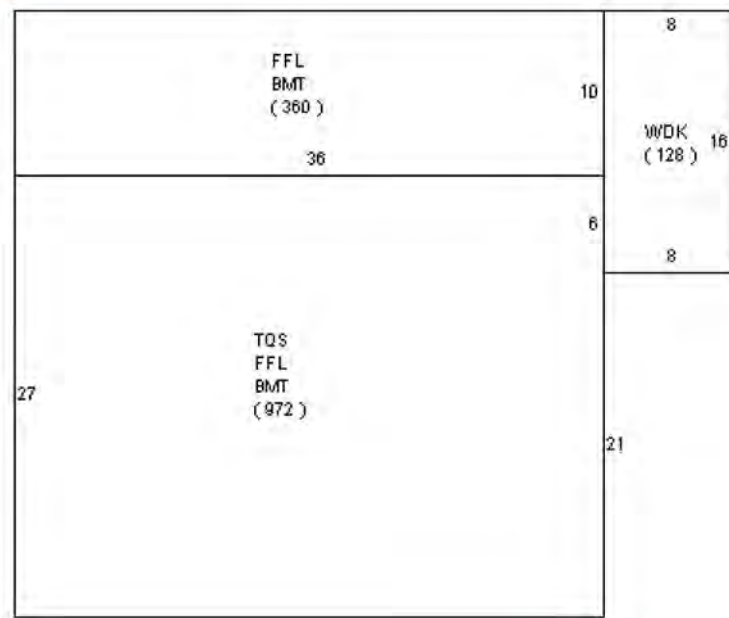
REMODELING

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	
BMT	BASEMENT	1,332	59.380	79,092	
FFL	1ST FLOOR	1,332	98.960	131,820	
TQS	3/4 STORY	729	94.020	68,537	
WDK	WOOD DECK	128	13.810	1,768	
Net Sketched Area:		3,521	Total:	281,217	
Size Ad	2061	Gross Area	3764	FinArea	3393

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 403