



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MURPHY, Julia A. JULIA A
Owner 2:	
Owner 3:	
Street 1:	258 Harvard Street
Street 2:	PMB 356
Twn/City:	Brookline
St/Prov:	MA Cntry Own Occ: N
Postal:	02446 Type:

**PREVIOUS OWNER**

Owner 1:	REED RUTH SUBLETTE -
Owner 2:	-
Street 1:	11 5TH AVE APT 12-0
Twn/City:	NEW YORK
St/Prov:	NY Cntry
Postal:	10003

**NARRATIVE DESCRIPTION**

This Parcel contains 15.379 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1968, Having Primarily TEX 111 Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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 Influ	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		12.379		ACRES EXCESS			0	3,500.	1.000	MW									43,327						43,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	268,300	9,500	15.379	188,400	466,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 220.11						/Parcel: 220.11	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	268,300	9500	15.379	188,400	466,200	466,200	YER	1/26/2018
2017	101	FV	255,500	9500	15.379	188,400	453,400	453,400	Year End Roll	5/5/2017
2016	101	FV	239,000	9600	15.379	188,400	437,000	437,000	Year End Roll	2/11/2016
2015	101	FV	242,200	10000	15.379	193,600	445,800	445,800	year end roll	1/15/2015
2014	101	FV	242,200	10000	15.379	193,600	445,800	445,800	Year End	8/7/2014
2013	101	FV	255,000	10000	15.379	193,600	458,600	458,600	COMMITMENT	5/30/2013
2012	101	FV	254,800	9400	15.379	193,600	457,800	457,800	final value	1/12/2012
2011	101	FV	254,800	9400	15.379	193,600	457,800	457,800	2011 FV	8/26/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
REED RUTH SUBLE	1956-227		12/1/2009	OTHER	775000	No	No			
	358-290		2/6/1963		0	No	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/25/2011	MEASURED	316	EVAN

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	15.37900	Total SF/SM:	669909.25	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	188,381	SpI Credit	Total:	188,400
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