

Town of Mount Washington



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WYNBROOKE REALTY TRUST
Owner 2:	c/o Felicia Tokson
Owner 3:	
Street 1:	49 Clayton Blvd.
Street 2:	Apt. 113
Twn/City:	Baldwin Place
St/Prov:	NY Cntry Own Occ: N
Postal:	10505 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 66. ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2004, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		63		ACRES EXCESS			0	3,500.	1.000	MW									220,500						220,500	
101	ONE FAM		800		FRONT FE SITE			0	0.	0.000	MW																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	472,800	10,400	66.000	365,600	848,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 237.47						/Parcel: 237.47	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	472,800	10400	66.	365,600	848,800	848,800	YER	1/26/2018
2017	101	FV	446,800	10400	66.	365,600	822,800	822,800	Year End Roll	5/5/2017
2016	101	FV	429,800	10400	66.	365,600	805,800	805,800	Year End Roll	2/11/2016
2015	101	FV	434,400	11800	66.	370,800	817,000	817,000	year end roll	1/15/2015
2014	101	FV	434,400	11800	66.	370,800	817,000	817,000	Year End	8/7/2014
2013	101	FV	439,100	11800	66.	370,800	821,700	821,700	COMMITMENT	5/30/2013
2012	101	FV	484,800	15200	66.	370,800	870,800	870,800	final value	1/12/2012
2011	101	FV	484,800	15200	66.	370,800	870,800	870,800	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ADAMS	579-275		5/1/1985			0	Yes	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2011	MEASURED	316	EVAN
4/10/2006	PERMIT VISIT	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORY
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	2004 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	AVG
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	
Prim Floors:	4 - CARPET
Sec Floors:	5 - LINO/VINYL %
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	
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

BATH FEATURES

Full Bath:	2 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:	1 Rating: GOOD
WSFlue:	Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	5.9%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		5.9%

CALC SUMMARY

Basic \$ / SQ:	107.00
Size Adj.:	0.93424600
Const Adj.:	1.00000000
Adj \$ / SQ:	99.964
Other Features:	24055
Grade Factor:	1.12
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	502462
Depreciation:	29645
Depreciated Total:	472817

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:	8	BRs:	3	Baths:	2	HB	1				

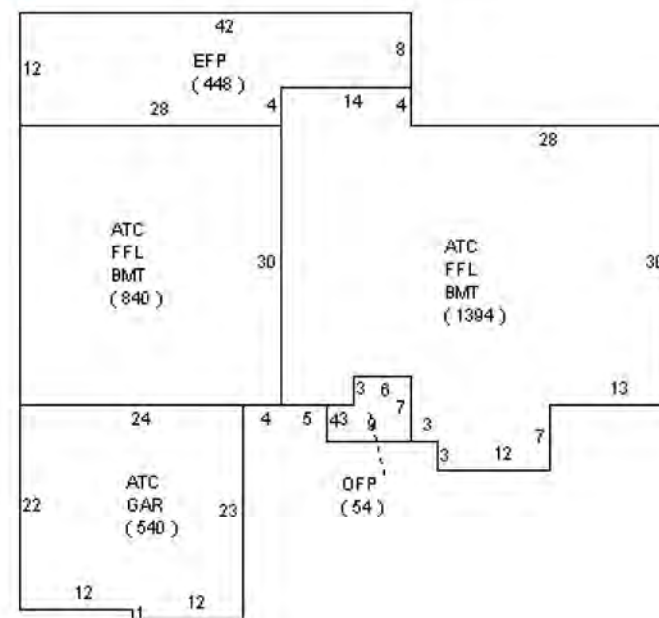
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,234	47.980	107,194	
FFL	1ST FLOOR	2,234	99.960	223,320	
ATC	ATTIC	971	56.980	55,322	
GAR	GARAGE	540	13.740	7,420	
EFP	ENCL PORCH	448	19.080	8,549	
OFF	OPEN PORCH	54	26.000	1,404	
Net Sketched Area:		6,481	Total:	403,209	
Size Ad	3204.8999	Gross Area	8284	FinArea	3574

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	#
ATC	100	UNF	100 A		
BMT	100	FLA	50 A		

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
12	POOL I-G	D	Y	1	16X36	G	GD	2004	24.18	T	25	101			10,400			10,400

PARCEL ID 406

IMAGE

AssessPro Patriot Properties, Inc



More: N

Total Yard Items: 10,400

Total Special Features:

Total: 10,400