



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PINNER RICHARD
Owner 2:	
Owner 3:	
Street 1:	325 EAST 41st STREET APT406
Street 2:	
Twn/City:	NEW YORK
St/Prov:	NY Cntry Own Occ: N
Postal:	10017 Type:

**PREVIOUS OWNER**

Owner 1:	REED DANA GALE -
Owner 2:	REED KRISTIN BETH -
Street 1:	20 EAST 9TH AVE APT14K
Twn/City:	NEW YORK
St/Prov:	NY Cntry
Postal:	10003

**NARRATIVE DESCRIPTION**

This Parcel contains 4.794 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1850, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 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 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		1.794		ACRES EXCESS			0	3,500.	1.000	MW									6,279						6,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	226,200		4.794	151,400	377,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 230.81						/Parcel: 230.81	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	226,200	0	4.794	151,400	377,600	377,600	YER	1/26/2018
2017	101	FV	215,400	0	4.794	151,400	366,800	366,800	Year End Roll	5/5/2017
2016	101	FV	199,800	0	4.794	151,400	351,200	351,200	Year End Roll	2/11/2016
2015	101	FV	199,800	0	4.794	156,600	356,400	356,400	year end roll	1/15/2015
2014	101	FV	199,800	0	4.794	156,600	356,400	356,400	Year End	8/7/2014
2013	101	FV	198,400	0	4.794	156,600	355,000	355,000	COMMITMENT	5/30/2013
2012	101	FV	236,900	0	4.794	156,600	393,500	393,500	final value	1/12/2012
2011	101	FV	236,900	0	4.794	156,600	393,500	393,500	2011 FV	8/26/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
REED DANA GALE,	1836-150		4/11/2008	PRIVATE SALE	503000	No	No			
REED ROBERT TRU	1320-39		6/9/2002	PART INTERES	70080	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

EXTERIOR INFORMATION

Type: 6 - COLONIAL
Sty Ht: 2 - 2
(Liv) Units: 1 Total: 1
Foundation: 3 - MASONRY
Frame: 1 - WOOD
Prime Wall: 1 - WOOD SHING
Sec Wall: %
Roof Struct: 1 - GABLE
Roof Cover: 1 - ASPHALT
Color: GREEN
View / Desir:

GENERAL INFORMATION

Grade: B - GOOD
Year Blt: 1850 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: 2 - GOOD
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

BATH FEATURES

Full Bath 2 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 25.0 %
Functional: %
Economic: %
Special: %
Override: %
Total: 25.2 %

CALC SUMMARY

Basic \$ / SQ: 104.00
Size Adj.: 1.01503670
Const Adj.: 0.99989998
Adj \$ / SQ: 105.553
Other Features: 14900
Grade Factor: 1.40
Neighborhood Inf: 1.04999995
LUC Factor:
Adj Total: 302359
Depreciation: 76195
Depreciated Total: 226165

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: 5 BRs: 3 Baths: 2 HB

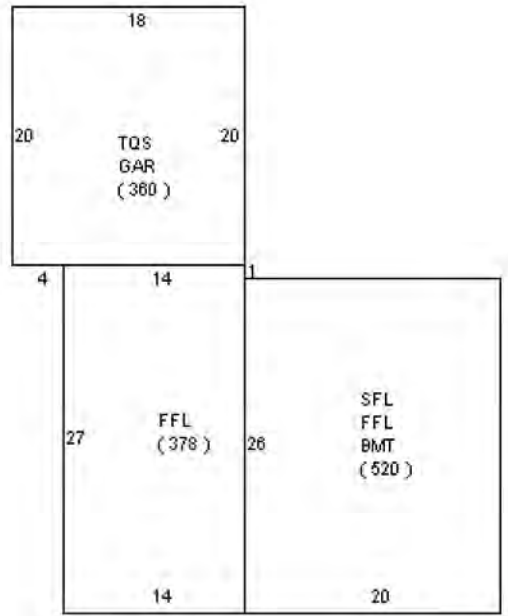
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	898	105.550	94,787
BMT	BASEMENT	520	31.670	16,466
SFL	2ND FLOOR	468	100.280	46,929
GAR	GARAGE	360	15.360	5,530
TQS	3/4 STORY	270	100.280	27,074
Net Sketched Area: 2,516		Total:	190,786	
Size Ad	1636 Gross Area	2658 FinArea	1636	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				0

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	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ: AvRate: Ind.Val				
Juris. Factor: Val/Su Fin: 138.26				
Special Features: 0 Val/Su Net: 89.90				
Final Total: 226200 Val/Su SzAd 138.26				

PARCEL ID 4 0 6A

IMAGE

AssessPro Patriot Properties, Inc

