



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
134A+B		WEST ST, MOUNT WASHINGTON

**OWNERSHIP**

Owner 1:	BOTT ROBERT J	
Owner 2:	BOTT NANCY M	
Owner 3:		
Street 1:	134 WEST ST	
Street 2:		
Twn/City:	MT WASHINGTON	
St/Prov:	MA	Cntry
Postal:	01258	Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 31.97 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1975, Having Primarily BOARD+BATT Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 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		28.97		ACRES	EXCESS		0	3,500.	1.000	MW									101,395						101,400	
101	ONE FAM		600		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	315,200	9,400	31.970	246,500	571,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 283.85						/Parcel: 283.85	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	315,200	9400	31.97	246,500	571,100	571,100	YER	1/26/2018
2017	101	FV	300,200	9400	31.97	246,500	556,100	556,100	Year End Roll	5/5/2017
2016	101	FV	282,800	9400	31.97	246,500	538,700	538,700	Year End Roll	2/11/2016
2015	101	FV	286,000	9600	31.97	251,700	547,300	547,300	year end roll	1/15/2015
2014	101	FV	286,000	9600	31.97	251,700	547,300	547,300	Year End	8/7/2014
2013	101	FV	286,300	5500	31.97	251,700	543,500	543,500	COMMITMENT	5/30/2013
2012	101	FV	285,400	10100	31.97	251,700	547,200	547,200	final value	1/12/2012
2011	101	FV	285,400	10100	31.97	251,700	547,200	547,200	2011 FV	8/26/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BOTT ROBERT,	1249-117		7/9/2001	CONVIENCE		1	No	No		
BOTT ROBERT,	1249-113		7/9/2001	CONVIENCE		1	No	No		
FRANCIS GEORGE	1018-223		6/16/1997	CHD>SALE	350000	No	No			
	472-44		2/6/1963			0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/1/1997		MANUAL	69,000					ADDITION

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/8/2009	MEAS+INSPCTD	317	LISA QUACKEN
4/11/2003	INSPECTED	500	BOA
5/15/1998	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORY
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	12	- BOARD+BATT
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:	BROWN	
View / Desir:		

**GENERAL INFORMATION**

Grade:	B-	- GOOD (-)
Year Blt:	1975	Eff Yr Blt: 1990
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Hw/FL:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	2	- SOFTWOOD
Sec Floors:	3	- HARDWOOD 50%
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

**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
16	SHOP/LFT	D	Y	1	20X24	G	GD	1990	22.73	T	14	101			9,400			9,400

More: N	Total Yard Items: 9,400	Total Special Features:	Total: 9,400
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**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:	1	Rating: AVERAGE
WSFlue:		Rating:

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	VG	- Very Good	9.2%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			9.2%

**CALC SUMMARY**

Basic \$ / SQ:	107.00
Size Adj.:	0.98419487
Const Adj.:	1.01504993
Adj \$ / SQ:	106.894
Other Features:	17400
Grade Factor:	1.25
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	347175
Depreciation:	31940
Depreciated Total:	315235

**COMMENTS**

1997 ADDITION ANGLED OFF HOUSE

**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:	2	Baths:	2	HB					

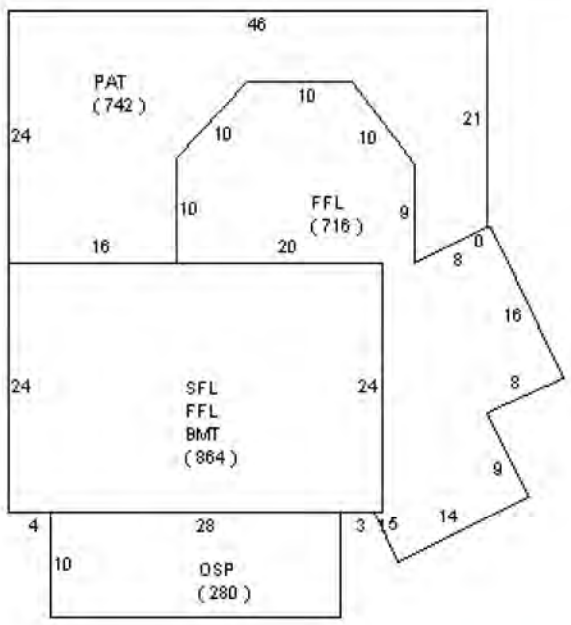
**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,580	106.890	168,892
BMT	BASEMENT	864	32.070	27,707
PAT	PATIO	742	3.210	2,385
SFL	2ND FLOOR	432	101.550	43,869
OSP	SCRN PORCH	280	15.220	4,261
Net Sketched Area:		3,898	Total:	247,114
Size Ad	2012 Gross Area	4330	FinArea	2012

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	50				

**IMAGE**

AssessPro Patriot Properties, Inc

