



PROPERTY LOCATION

No	Alt No	Direction/Street/City
134C		WEST ST, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	FRANCIS GEORGE TRUSTEE
Owner 2:	GEORGE G FRANCIS REVOCALBE TRUST
Owner 3:	
Street 1:	P.O. BOX 100
Street 2:	
Twn/City:	SOUTH EGREMONT,
St/Prov:	MA Cntry Own Occ: Y
Postal:	01258 Type:

PREVIOUS OWNER

Owner 1:	FRANCIS GEORGE -
Owner 2:	-
Street 1:	P.O. BOX 100
Twn/City:	SOUTH EGREMONT,
St/Prov:	MA Cntry
Postal:	01258

NARRATIVE DESCRIPTION

This Parcel contains 3.29 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1940, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 6 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 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		0.29		ACRES	EXCESS		0	3,500.	1.000	MW									1,015						1,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	240,800	5,500	3.290	146,100	392,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 206.66						/Parcel: 206.66	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	240,800	5500	3.29	146,100	392,400	392,400	YER	1/26/2018
2017	101	FV	229,300	5500	3.29	146,100	380,900	380,900	Year End Roll	5/5/2017
2016	101	FV	212,700	9300	3.29	146,100	368,100	368,100	Year End Roll	2/11/2016
2015	101	FV	212,700	9800	3.29	151,300	373,800	373,800	year end roll	1/15/2015
2014	101	FV	212,700	9800	3.29	151,300	373,800	373,800	Year End	8/7/2014
2013	101	FV	208,000	10100	3.29	151,300	369,400	369,400	COMMITMENT	5/30/2013
2012	101	FV	200,600	10200	3.29	151,300	362,100	362,100	final value	1/12/2012
2011	101	FV	200,600	10200	3.29	151,300	362,100	362,100	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FRANCIS GEORGE,	2277-10		11/5/2014	CONVIENCE		1	No	No		
	7-206		2/6/1963			0	Yes	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/1/1997		MANUAL	10,000					NEW BARN
5/1/1996		MANUAL	4,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2011	MEASURED	316	EVAN
5/15/1998	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type: 6 - COLONIAL
Sty Ht: 1T - 1T
(Liv) Units: 1 Total: 1
Foundation: 1 - CONCRETE
Frame: 1 - WOOD
Prime Wall: 2 - CLAPBOARD
Sec Wall: %
Roof Struct: 6 - SALTBOX
Roof Cover: 1 - ASPHALT
Color: BROWN
View / Desir:

BATH FEATURES

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

COMMENTS

RESIDENTIAL GRID

Table with 10 columns: Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Rows include 1st Res Grid, Other Upper, Lvl 2, Lvl 1, Lower, and Totals (RMs: 6, BRs: 2, Baths: HB).

GENERAL INFORMATION

Grade: B - GOOD
Year Blt: 1940 Eff Yr Blt:
Alt LUC: Alt %:
Jurisdic: Fact:
Const Mod:
Lump Sum Adj:

OTHER FEATURES

Kits: 1 Rating: AVERAGE
A Kits: Rating:
Frpl: 3 Rating: AVERAGE
WSFlue: Rating:

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

Table with 5 columns: No Unit, RMS, BRS, FL. Totals: 1, 6, 2.

INTERIOR INFORMATION

Avg Hw/FL: STD
Prim Int Wal: 5 - MINIMUM
Sec Int Wall: %
Partition: T - TYPICAL
Prim Floors: 1 - PLYWOOD
Sec Floors: %
Bsmnt Flr: 12 - CONCRETE

DEPRECIATION

Phys Cond: GD - Good 25.0%
Functional: %
Economic: %
Special: %
Override: %
Total: 25.2%

Bsmnt Gar:
Electric: 3 - TYPICAL
Insulation: 2 - TYPICAL
Int vs Ext: S
Heat Fuel: 1 - OIL
Heat Type: 1 - FORCED H/A
Heat Sys: 1
% Heated: 100 % AC:
Solar HW: NO Central Vac: NO
% Com Wal: % Sprinkled

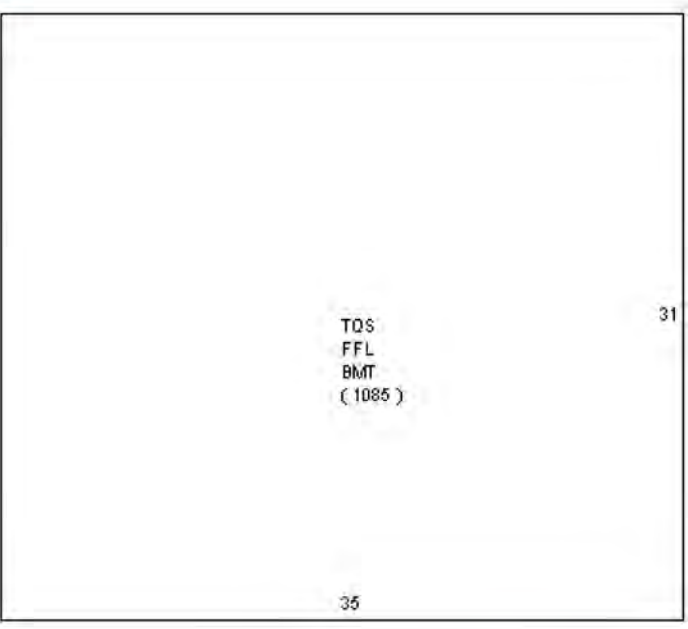
CALC SUMMARY

Basic \$ / SQ: 104.00
Size Adj.: 0.99219882
Const Adj.: 0.90172797
Adj \$ / SQ: 93.048
Other Features: 15800
Grade Factor: 1.40
Neighborhood Inf: 1.04999995
LUC Factor:
Adj Total: 321895
Depreciation: 81118
Depreciated Total: 240778

COMPARABLE SALES

Table with 6 columns: Rate, Parcel ID, Typ, Date, Sale Price. Includes summary rows for WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Val/Su Net, and Final Total: 240800.

SKETCH



SPEC FEATURES/YARD ITEMS

Table with 14 columns: 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. Includes items for GARAGE/L and WOOD DK.

PARCEL ID 408C

SUB AREA

Table with 5 columns: Code, Description, Area - SQ, Rate - AV, Undepr Value. Includes summary rows for Net Sketched Area (2,984) and Total (203,176).

SUB AREA DETAIL

Table with 7 columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes summary rows for Net Sketched Area and Total.

IMAGE

AssessPro Patriot Properties, Inc



More: N Total Yard Items: 5,500 Total Special Features: Total: 5,500