



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		EAST ST, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	WHITBECK DAVID O
Owner 2:	PARKER WILLIAM
Owner 3:	WHITBECK DALE S
Street 1:	5 WHITBECK ROAD
Street 2:	
Twn/City:	MT. WASHINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	01258 Type:

PREVIOUS OWNER

Owner 1:	HUGHES GERALD B -
Owner 2:	-
Street 1:	425 SWALLOW DRIVE APT 205
Twn/City:	MIAMI SPRINGS
St/Prov:	FL Cntry
Postal:	33166

NARRATIVE DESCRIPTION

This Parcel contains 2.9 ACRES of land mainly classified as LAND

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
130	LAND		126324		SQUARE FESITE			0	1.11	1.028	MW									144,088						144,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			2.900	144,100	144,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: N/A						/Parcel: N/A	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	130	FV		0	2.9	144,100	144,100	144,100	YER	1/26/2018
2017	130	FV		0	2.9	144,100	144,100	144,100	Year End Roll	5/5/2017
2016	130	FV		0	2.9	144,100	144,100	144,100	Year End Roll	2/11/2016
2015	130	FV		0	2.9	149,300	149,300	149,300	year end roll	1/15/2015
2014	130	FV		0	2.9	149,300	149,300	149,300	Year End	8/7/2014
2013	130	FV		0	2.9	149,300	149,300	149,300	COMMITMENT	5/30/2013
2012	130	FV		0	2.9	149,300	149,300	149,300	final value	1/12/2012
2011	130	FV		0	2.9	149,300	149,300	149,300	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HUGHES GERALD B	1336-188		7/18/2002	PART INTERES	4189	Yes	No			
HUGHES	632-118		3/27/1987	FAMILY	0	Yes	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.90000	Total SF/SM:	126324.01	Parcel LUC:	130 LAND	Prime NB Desc:	MT WASH	Total:	144,088	SpI Credit:		Total:	144,100
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EXTERIOR INFORMATION

Table with exterior information fields: Type, Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

BATH FEATURES

Table with bath features fields: Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix, Rating.

COMMENTS

Large empty table area for comments.

SKETCH

GENERAL INFORMATION

Table with general information fields: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Const Mod, Lump Sum Adj.

OTHER FEATURES

Table with other features fields: Kits, A Kits, Frpl, WSFlue, Rating.

CONDO INFORMATION

Table with condo information fields: Location, Total Units, Floor, % Own, Name.

RESIDENTIAL GRID

Grid table with columns for Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, # Units, Totals, RMs, BRs, Baths, HB.

INTERIOR INFORMATION

Table with interior information fields: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, Solar HW, % Com Wal.

DEPRECIATION

Table with depreciation fields: Phys Cond, Functional, Economic, Special, Override, Total.

REMODELING

Table with remodeling fields: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with res breakdown fields: No Unit, RMS, BRS, FL, Totals.

INTERIOR INFORMATION

Table with interior information fields: Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, Solar HW, % Com Wal.

CALC SUMMARY

Table with calc summary fields: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

COMPARABLE SALES

Table with comparable sales fields: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

SPEC FEATURES/YARD ITEMS

Table with spec features/yield items 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.

SUB AREA

Table with sub area fields: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Size Ad, Gross Area, Total, FinArea.

SUB AREA DETAIL

Table with sub area detail fields: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID 501

More: N

Total Yard Items:

Total Special Features:

Total: