



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COMMONWEALTH OF MASS		
Owner 2:			
Owner 3:			
Street 1:	100 CAMBRIDGE ST		
Street 2:			
Twn/City:	BOSTON		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02204	Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 400. ACRES of land mainly classified as DEM-REIM

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
910	DEM-REIM		1306800		SQUARE FE SITE			0	1.11	0.633	MW		MWSF							918,197						918,200	10 SITES
910	DEM-REIM		370		ACRES RESIDUAL			0	3,500.	0.575	MW		MW							744,625						744,600	

Total AC/HA:	400.00000	Total SF/SM:	17424000.00	Parcel LUC:	910 DEM-REIM	Prime NB Desc:	MT WASH	Total:	1,662,822	SpI Credit:		Total:	1,662,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

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2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
910			400.000	1,662,800	1,662,800	MT WASHINGTON STATE FOREST	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: N/A			/Parcel: N/A	
						Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	910	FV		0	400.	1,662,800	1,662,800	1,662,800	YER	1/26/2018
2017	910	FV		0	400.	1,662,800	1,662,800	1,662,800	Year End Roll	5/5/2017
2016	910	FV		0	400.	1,662,800	1,662,800	1,662,800	Year End Roll	2/11/2016
2015	910	FV		0	400.	1,695,900	1,695,900	1,695,900	year end roll	1/15/2015
2014	910	FV		0	400.	1,695,900	1,695,900	1,695,900	Year End	8/7/2014
2013	910	FV		0	400.	1,695,900	1,695,900	1,695,900	COMMITMENT	5/30/2013
2012	910	FV		0	400.	1,695,900	1,695,900	1,695,900	final value	1/12/2012
2011	910	FV		0	400.	1,695,900	1,695,900	1,695,900	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

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

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
07/02/19	16:48:11

LAST REV

Date	Time
08/15/06	16:52:47

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186

EXTERIOR INFORMATION

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

BATH FEATURES

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

COMMENTS

Large empty text box for comments.

SKETCH

Large empty area for sketching.

GENERAL INFORMATION

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

OTHER FEATURES

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

CONDO INFORMATION

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

RESIDENTIAL GRID

Table with columns: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs, BRs, Baths, HB.

INTERIOR INFORMATION

Table with 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, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

DEPRECIATION

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

REMODELING

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

RES BREAKDOWN

Table with columns: No Unit, RMS, BRS, FL, Totals.

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

CALC SUMMARY

Table with 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 columns: 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.

SUB AREA

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

SUB AREA DETAIL

Table with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Table with columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Parcel ID, Appr Value, JCod, JFact, Juris. Value.

IMAGE

AssessPro Patriot Properties, Inc

Summary table with fields: More, N, Total Yard Items, Total Special Features, Total.