



Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|---------------------------|
| 171 | | EAST ST, MOUNT WASHINGTON |

OWNERSHIP

| | | | |
|-----------|------------------|-------|------------|
| Owner 1: | GARRETT PHILIP W | | |
| Owner 2: | ENGELE ETAL | | |
| Owner 3: | | | |
| Street 1: | 475 Webster St | | |
| Street 2: | | | |
| Twn/City: | Needham | | |
| St/Prov: | MA | Cntry | Own Occ: Y |
| Postal: | 02494-1205 | | Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 40.54 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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 Influ | 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 | | 37.54 | | ACRES EXCESS | | | 0 | 3,500. | 1.000 | MW | | | | | | | | | 131,390 | | | | | | 131,400 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 184,200 | 19,400 | 40.540 | 276,500 | 480,100 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 221.86 | | | | | | /Parcel: 221.86 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-----------|
| 2018 | 101 | FV | 184,200 | 19400 | 40.54 | 276,500 | 480,100 | 480,100 | YER | 1/26/2018 |
| 2017 | 101 | FV | 175,500 | 19400 | 40.54 | 276,500 | 471,400 | 471,400 | Year End Roll | 5/5/2017 |
| 2016 | 101 | FV | 175,900 | 19500 | 40.54 | 276,500 | 471,900 | 471,900 | Year End Roll | 2/11/2016 |
| 2015 | 101 | FV | 175,900 | 19500 | 40.54 | 281,700 | 477,100 | 477,100 | year end roll | 1/15/2015 |
| 2014 | 101 | FV | 175,900 | 19500 | 40.54 | 281,700 | 477,100 | 477,100 | Year End | 8/7/2014 |
| 2013 | 101 | FV | 174,500 | 19700 | 40.54 | 281,700 | 475,900 | 475,900 | COMMITMENT | 5/30/2013 |
| 2012 | 101 | FV | 176,000 | 21400 | 40.54 | 281,700 | 479,100 | 479,100 | final value | 1/12/2012 |
| 2011 | 101 | FV | 176,000 | 21400 | 40.54 | 281,700 | 479,100 | 479,100 | 2011 FV | 8/26/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|----------------|-----------|------|----------|-----------|------------|------|-----|-------|-----------------|-------|
| GARRETT PHILIP | 844-164 | | 3/3/1993 | FAMILY | | 1 No | No | | | |

BUILDING PERMITS

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

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|----------|-----|--------------|
| 11/17/2011 | MEASURED | 317 | LISA QUACKEN |

Sign: VERIFICATION OF VISIT NOT DATA

