

**Town of Mount Washington**



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BRUCE HARMON DETWILER AND SANDRA LOUI
Owner 2:	TRUSTEES OF THE DETWILER GRANTOR TRU
Owner 3:	
Street 1:	205 WEST 19TH ST APT 4R
Street 2:	
Twn/City:	NEW YORK
St/Prov:	NY Cntry Own Occ: N
Postal:	10011 Type:

**PREVIOUS OWNER**

Owner 1:	DETWILER BRUCE -
Owner 2:	WINTERS SANDRA -
Street 1:	205 WEST 19TH ST APT 4R
Twn/City:	NEW YORK
St/Prov:	NY Cntry
Postal:	10011

**NARRATIVE DESCRIPTION**

This Parcel contains 30.857 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORY Building Built about 2008, Having Primarily CLAPBOARD Exterior and METAL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 1 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		27.857		ACRES EXCESS			0	3,500.	1.000	MW									97,500						97,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	549,300		30.857	242,600	791,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	549,300	0	30.857	242,600	791,900	791,900	YER	1/26/2018
2017	101	FV	523,200	0	30.857	242,600	765,800	765,800	Year End Roll	5/5/2017
2016	101	FV	473,800	0	30.857	242,600	716,400	716,400	Year End Roll	2/11/2016
2015	101	FV	489,000	0	30.857	247,800	736,800	736,800	year end roll	1/15/2015
2014	101	FV	489,000	0	30.857	247,800	736,800	736,800	Year End	8/7/2014
2013	101	FV	484,100	0	30.857	247,800	731,900	731,900	COMMITMENT	5/30/2013
2012	101	FV	458,400	0	30.857	247,800	706,200	706,200	final value	1/12/2012
2011	101	FV	458,400	0	30.857	247,800	706,200	706,200	2011 FV	8/26/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DETWILER BRUCE,	2335-167		12/9/2015	CONVIENCE		0 No	No			
	340-214		2/6/1963			0 Yes	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/24/2011	MEAS+INSPCTD	316	EVAN
5/1/2009	PERMIT VISIT	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	30.85700	Total SF/SM:	1344130.88	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	242,554	SpI Credit	Total:	242,600
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<b>GENERAL INFORMATION</b>	
Type: 9 - CONTEMPORY	
Sty Ht: 2 - 2	
(Liv) Units: 1	Total: 1
Foundation: 2 - CONC BLOCK	
Frame: 1 - WOOD	
Prime Wall: 2 - CLAPBOARD	
Sec Wall: %	
Roof Struct: 1 - GABLE	
Roof Cover: 9 - METAL	
Color: BROWN	
View / Desir:	

<b>GENERAL INFORMATION</b>	
Grade: B - GOOD	
Year Blt: 2008	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

<b>INTERIOR INFORMATION</b>	
Avg Ht/FL: STD	
Prim Int Wal: 4 - SOLID WOOD	
Sec Int Wall: 1 - DRYWALL	40%
Partition: T - TYPICAL	
Prim Floors: 2 - SOFTWOOD	
Sec Floors: %	
Bsmnt Flr:	
Bsmnt Gar:	
Electric: 2 - GOOD	
Insulation: 3 - EXTENSIVE	
Int vs Ext: S	
Heat Fuel: 1 - OIL	
Heat Type: 3 - FORCED H/W	
# Heat Sys:	
% Heated: 100	% AC:
Solar HW: NO	Central Vac: NO
% Com Wal	% Sprinkled

<b>SPEC FEATURES/YARD ITEMS</b>																		
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

<b>BATH FEATURES</b>	
Full Bath: 2	Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

<b>OTHER FEATURES</b>	
Kits: 1	Rating: AVERAGE
A Kits:	Rating:
Frpl:	Rating:
WSFlue: 1	Rating: AVERAGE

<b>CONDO INFORMATION</b>	
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

<b>DEPRECIATION</b>	
Phys Cond: GD - Good	4.0%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	4%

<b>CALC SUMMARY</b>	
Basic \$ / SQ:	107.00
Size Adj.:	0.92460626
Const Adj.:	1.05176151
Adj \$ / SQ:	104.054
Other Features:	14900
Grade Factor:	1.40
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	572217
Depreciation:	22889
Depreciated Total:	549328

<b>COMMENTS</b>	
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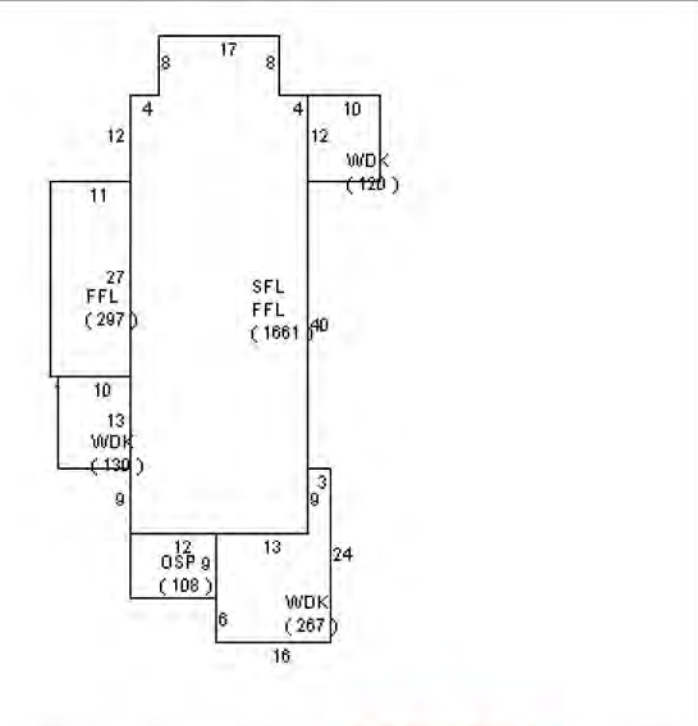
<b>RESIDENTIAL GRID</b>	
1st Res Grid Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O
Other	
Upper	
Lvl 2	
Lvl 1	
Lower	
Totals	RMs: 7 BRs: 1 Baths: 2 HB

<b>REMODELING</b>	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

<b>RES BREAKDOWN</b>			
No Unit	RMS	BRS	FL
1	7	1	M
Totals			
1	7	1	

<b>COMPARABLE SALES</b>				
Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Val/Su Fin:	151.78		
Special Features: 0	Val/Su Net:	129.43		
Final Total: 549300	Val/Su SzAd	151.78		

<b>SKETCH</b>	
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<b>SUB AREA</b>					
Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,958	104.050	203,737	
SFL	2ND FLOOR	1,661	98.850	164,192	
WDK	WOOD DECK	517	7.930	4,102	
OSP	SCRN PORCH	108	21.590	2,332	
Net Sketched Area:		4,244	Total:	374,363	
Size Ad	3619	Gross Area	4244	FinArea	3619

<b>SUB AREA DETAIL</b>					
Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE** *AssessPro* Patriot Properties, Inc

