



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ISACOFF JUDY	
Owner 2:		
Owner 3:		
Street 1:	173 EAST ST	
Street 2:		
Twn/City:	MT WASHINGTON	
St/Prov:	MA	Cntry
Postal:	01258	Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .96 ACRES of land mainly classified as ONE FAM with a(n) OLD STYLE Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		41817		SQUARE FESITE			0	1.11	2.700	MW									125,327						125,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	212,100	500	0.960	125,300	337,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 139.28						/Parcel: 139.28	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	212,100	500	.96	125,300	337,900	337,900	YER	1/26/2018
2017	101	FV	202,000	500	.96	125,300	327,800	327,800	Year End Roll	5/5/2017
2016	101	FV	199,000	500	.96	125,300	324,800	324,800	Year End Roll	2/11/2016
2015	101	FV	199,000	600	.96	129,800	329,400	329,400	year end roll	1/15/2015
2014	101	FV	199,000	600	.96	129,800	329,400	329,400	Year End	8/7/2014
2013	101	FV	192,300	600	.96	129,800	322,700	322,700	COMMITMENT	5/30/2013
2012	101	FV	160,500	6400	.96	129,800	296,700	296,700	final value	1/12/2012
2011	101	FV	160,500	6400	.96	129,800	296,700	296,700	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
10/25/2011	MEASURED	316	EVAN
5/15/1998	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	15 - OLD STYLE
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	3 - MASONRY
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1950 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	8 - PLYWD PANL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	4 - CARPET 50%
Bsmnt Flr:	13 - EARTH
Bsmnt Gar:	

Electric:	2 - GOOD
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	6 - WOOD
Heat Type:	10 - NOT DUCTED
# Heat Sys:	0
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal:	% Sprinkled

SPEC FEATURES/YARD ITEMS

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
2	SHED/FR	D	Y	1	9X13	A	AV	1992	3.85	T	40	101			300			300
2	SHED/FR	D	Y	1	6X15	A	AV	1992	4.11	T	40	101			200			200

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	25 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		25.2 %

CALC SUMMARY

Basic \$ / SQ:	101.00
Size Adj.:	0.96129435
Const Adj.:	0.90336001
Adj \$ / SQ:	87.708
Other Features:	13200
Grade Factor:	1.12
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	283544
Depreciation:	71453
Depreciated Total:	212091

COMMENTS

RESIDENTIAL GRID

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:	4	BRs:	2	Baths:	1	HB					

REMODELING

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

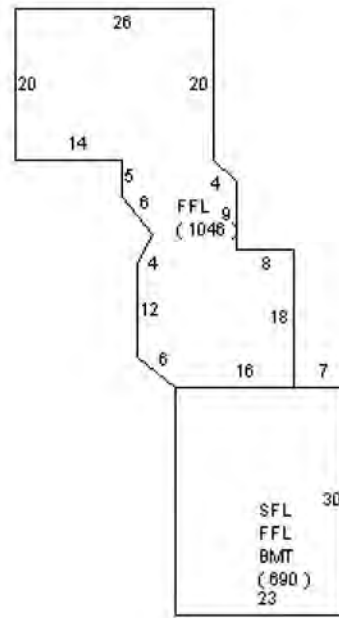
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Val/Su Fin:	87.43		
Special Features: 0	Val/Su Net:	68.07		
Final Total: 212100	Val/Su SzAd:	87.43		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,736	87.710	152,261	
BMT	BASEMENT	690	26.310	18,156	
SFL	2ND FLOOR	690	83.320	57,493	
Net Sketched Area:		3,116	Total:	227,910	
Size Ad	2426	Gross Area	3116	FinArea	2426

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc