

Town of Mount Washingt



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WARD CHRISTOPHER OWEN
Owner 2:	WARD PAMELA COOK
Owner 3:	
Street 1:	518 WEST 111TH ST APT 62
Street 2:	
Twn/City:	NEW YORK
St/Prov:	NY Cntry Own Occ: N
Postal:	10025 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.6 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1920, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		113256		SQUARE FESITE			0	1.11	1.123	MW									141,187						141,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	304,600	800	2.600	141,200	446,600
Total Card	304,600	800	2.600	141,200	446,600
Total Parcel	304,600	800	2.600	141,200	446,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	176.80	/Parcel:	176.80

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	308,300	200	2.6	141,200	449,700	449,700	YER	1/26/2018
2017	101	FV	228,600	200	2.6	141,200	370,000	370,000	Year End Roll	5/5/2017
2016	101	FV	203,400	200	2.6	141,200	344,800	344,800	Year End Roll	2/11/2016
2015	101	FV	158,400	200	2.6	146,300	304,900	304,900	year end roll	1/15/2015
2014	101	FV	158,400	200	2.6	146,300	304,900	304,900	Year End	8/7/2014
2013	101	FV	157,900	200	2.6	146,300	304,400	304,400	COMMITMENT	5/30/2013
2012	101	FV	155,400	200	2.6	146,300	301,900	301,900	final value	1/12/2012
2011	101	FV	155,400	200	2.6	146,300	301,900	301,900	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOFFMAN ARI L	995 73		11/20/1996	OTHER	206000	No	No			

BUILDING PERMITS

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

Legal Description	User Acct
GIS Ref	
GIS Ref	
Total Land:	
Land Unit Type:	

Parcel ID 507

Date	Time
07/02/19	16:53:05
Date	Time
07/23/18	15:01:15
apro	
199	

PAT ACCT.

Date	Result	By	Name
6/19/2017	PERMIT VISIT	317	LISA QUACKEN
5/9/2017	PERMIT VISIT	500	BOA
7/23/2015	PERMIT VISIT	317	LISA QUACKEN
10/24/2011	MEASURED	316	EVAN
6/15/2002	MEAS+INSPCTD	500	BOA

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2017	PERMIT VISIT	317	LISA QUACKEN
5/9/2017	PERMIT VISIT	500	BOA
7/23/2015	PERMIT VISIT	317	LISA QUACKEN
10/24/2011	MEASURED	316	EVAN
6/15/2002	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 3 - MASONRY, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: 26 - WOOD 25%, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: RED, View / Desir:

GENERAL INFORMATION

Table with general info: Grade: B- - GOOD (-), Year Blt: 1920, Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall, Partition: T - TYPICAL, Prim Floors: 2 - SOFTWOOD, Sec Floors: 4 - CARPET 50%, Bsmnt Flr: 12 - CONCRETE, Bsmnt Gar: 2, Electric: 2 - GOOD, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 3 - ELECTRIC, Heat Type: 6 - ELECTRC BB, # Heat Sys: 1, % Heated: 100, % AC, Solar HW: NO, Central Vac: NO, % Com Wal, % Sprinkled

SPEC FEATURES/YARD ITEMS

Table with 13 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. Rows include SHED/FR and SAUNA.

Summary row: More: N, Total Yard Items: 800, Total Special Features, Total: 800

BATH FEATURES

Table with bath details: Full Bath: 1, Rating: GOOD, A Bath, Rating, 3/4 Bath, Rating, A 3QBth, Rating, 1/2 Bath: 1, Rating: AVERAGE, A HBth, Rating, OthrFix, Rating

OTHER FEATURES

Table with other features: Kits: 1, Rating: GOOD, A Kits, Rating, Frpl: 1, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE

CONDO INFORMATION

Table with condo info: Location, Total Units, Floor, % Own, Name

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good 25%, Functional, Economic, Special, Override, Total: 25.2%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 107.00, Size Adj.: 0.95688838, Const Adj.: 0.98000199, Adj \$ / SQ: 100.340, Other Features: 20440, Grade Factor: 1.25, Neighborhood Inf: 1.04999995, LUC Factor, Adj Total: 407190, Depreciation: 102612, Depreciated Total: 304578

COMMENTS

NC=RECK SIDING COMPLETION.

RESIDENTIAL GRID

Table with 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: 7, BRs: 2, Baths: 1, HB 1

REMODELING

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

RES BREAKDOWN

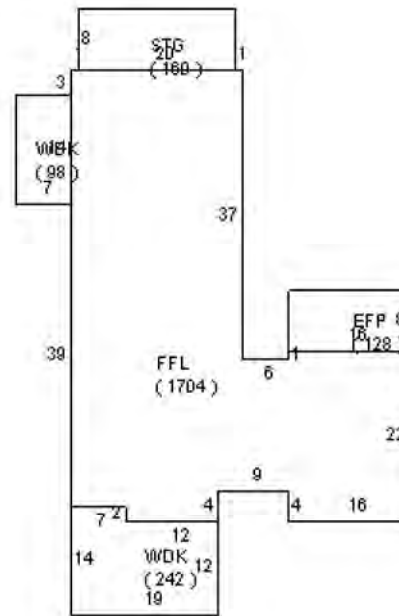
Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 7, 2

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin: 120.59, Special Features: 0, Val/Su Net: 56.32, Final Total: 304600, Val/Su SzAd: 120.59

PARCEL ID 507

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes rows for FFL, WDK, PAT, BMT, CFL, SFL, STG, OFP, Net Sketched Area, and Size Ad.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. (Empty table structure)

IMAGE

AssessPro Patriot Properties, Inc

