

### Town of Mount Washingt



**Patriot**  
Properties Inc.

#### PROPERTY LOCATION

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

#### OWNERSHIP

Owner 1:	DOMBROWSKI THEODORE
Owner 2:	LOCKENWITZ PATSY
Owner 3:	
Street 1:	215 EAST ST
Street 2:	
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01258 Type:

#### PREVIOUS OWNER

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

#### NARRATIVE DESCRIPTION

This Parcel contains 3.003 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1995, Having Primarily VINYL 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	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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		130810		SQUARE FESITE			0	1.11	1.000	MW									145,199						145,200	

#### IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	174,200	500	3.003	145,200	319,900		
						Entered Lot Size	
						Total Land:	
						Land Unit Type:	
Total Card	174,200	500	3.003	145,200	319,900		
Total Parcel	174,200	500	3.003	145,200	319,900		
Source: Market Adj Cost		Total Value per SQ unit /Card:		236.61	/Parcel:	236.61	

#### PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	174,200	500	3.003	145,200	319,900	319,900	YER	1/26/2018
2017	101	FV	165,900	500	3.003	145,200	311,600	311,600	Year End Roll	5/5/2017
2016	101	FV	181,900	500	3.003	145,200	327,600	327,600	Year End Roll	2/11/2016
2015	101	FV	186,200	500	3.003	150,400	337,100	337,100	year end roll	1/15/2015
2014	101	FV	186,200	500	3.003	150,400	337,100	337,100	Year End	8/7/2014
2013	101	FV	188,300	500	3.003	150,400	339,200	339,200	COMMITMENT	5/30/2013
2012	101	FV	203,500	0	3.003	150,400	353,900	353,900	final value	1/12/2012
2011	101	FV	203,500	0	3.003	150,400	353,900	353,900	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	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

#### ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2011	MEAS+INSPCTD	316	EVAN

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.00298	Total SF/SM:	130809.80	Parcel LUC:	101 ONE FAM	Prime NB Desc:	MT WASH	Total:	145,199	SpI Credit:		Total:	145,200
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**EXTERIOR INFORMATION**

Type: 19	- RANCH
Sty Ht: 1	- 1
(Liv) Units: 1	Total: 1
Foundation: 1	- CONCRETE
Frame: 1	- WOOD
Prime Wall: 4	- VINYL
Sec Wall:	%
Roof Struct: 1	- GABLE
Roof Cover: 1	- ASPHALT
Color:	CREAM
View / Desir:	

**GENERAL INFORMATION**

Grade: C	- AVERAGE
Year Blt: 1995	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Hw/Fl: STD	
Prim Int Wal: 1	- DRYWALL
Sec Int Wall:	%
Partition: T	- TYPICAL
Prim Floors: 4	- CARPET
Sec Floors:	%
Bsmnt Flr: 12	- CONCRETE
Bsmnt Gar:	
Electric: 3	- TYPICAL
Insulation: 2	- TYPICAL
Int vs Ext: S	
Heat Fuel: 1	- OIL
Heat Type: 3	- FORCED H/W
# Heat Sys: 1	
% Heated: 100	% AC:
Solar HW: NO	Central Vac: NO
% Com Wal:	% Sprinkled

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond: AV	- Average	15.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
<b>Total:</b>		15.8%

**CALC SUMMARY**

Basic \$ / SQ:	96.00
Size Adj: 1.04970419	
Const Adj: 1.00000000	
Adj \$ / SQ:	100.772
Other Features:	15800
Grade Factor:	1.00
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	206941
Depreciation:	32697
Depreciated Total:	174244

**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: 6	BRS: 3 Baths: 2 HB

**REMODELING**

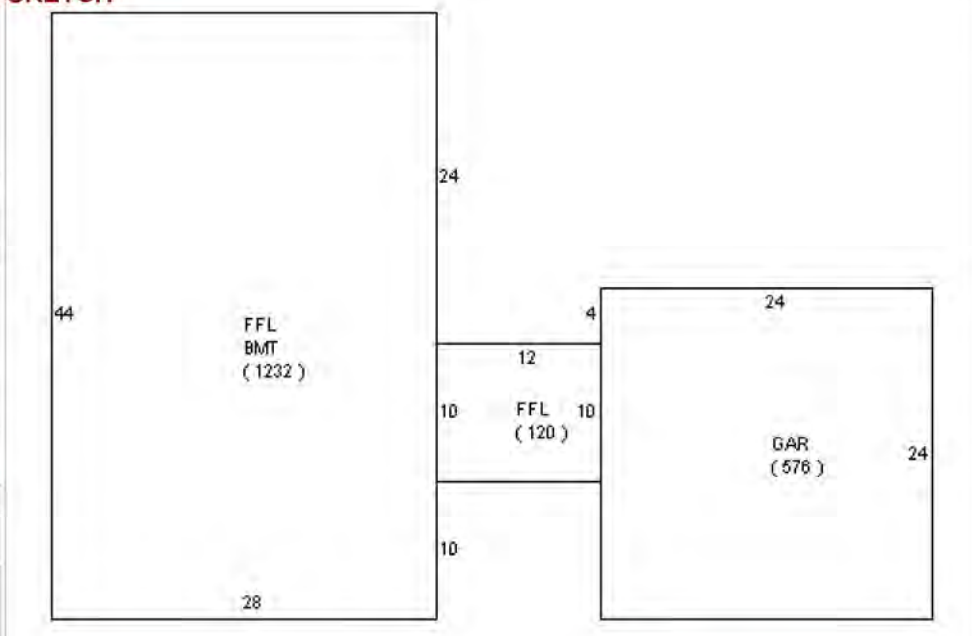
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	3	1
<b>Totals</b>			
1	6	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:		128.85
Special Features: 0		Val/Su Net:		55.13
Final Total: 174200		Val/Su SzAd:		128.85

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,352	100.770	136,243
BMT	BASEMENT	1,232	30.230	37,245
GAR	GARAGE	576	13.540	7,798
<b>Net Sketched Area:</b>		3,160		<b>Total: 181,286</b>
<b>Size Ad</b>	1352 Gross Area		3160 FinArea	1352

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**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
40	LEAN-TO		D	Y	1 8X10	A	GD	2010		7.00	T	15	101		500			500

**PARCEL ID** 60 6A**IMAGE** AssessPro Patriot Properties, Inc

More: N	Total Yard Items: 500	Total Special Features:	Total: 500
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