



Patriot
 Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------------|
| | | GARRETT FARMS RD, MOUNT WASH |

OWNERSHIP

| | | |
|-----------|---------------------------|------------|
| Owner 1: | GARRETT FARMS ASSOCIATION | |
| Owner 2: | C/O PAMELA TILLINGHAST- | |
| Owner 3: | DUBITSKY, TREASURER | |
| Street 1: | 15 Park Ave | |
| Street 2: | | |
| Twn/City: | LARCHMONT | |
| St/Prov: | NY | Cntry |
| Postal: | 10538-4221 | Own Occ: N |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 77.25 ACRES of land mainly classified as UNDEV

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 |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 132 | UNDEV | | 77.25 | | ACRES | EXCESS | | 0 | 3,500. | 1.000 | MW | | | | | | | | | 270,375 | | | | | | 270,400 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|------------|------------------------------------|------------|-------------|-------------------|-----------|
| 132 | | | 77.250 | 270,400 | 270,400 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | Total Value per SQ unit /Card: N/A | | | /Parcel: N/A | |
| | | | | | | Land Unit Type: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-----------|
| 2018 | 132 | FV | | 0 | 77.25 | 270,400 | 270,400 | 270,400 | YER | 1/26/2018 |
| 2017 | 132 | FV | | 0 | 77.25 | 270,400 | 270,400 | 270,400 | Year End Roll | 5/5/2017 |
| 2016 | 132 | FV | | 0 | 77.25 | 270,400 | 270,400 | 270,400 | Year End Roll | 2/11/2016 |
| 2015 | 132 | FV | | 0 | 77.25 | 270,400 | 270,400 | 270,400 | year end roll | 1/15/2015 |
| 2014 | 132 | FV | | 0 | 77.25 | 270,400 | 270,400 | 270,400 | Year End | 8/7/2014 |
| 2013 | 132 | FV | | 0 | 77.25 | 270,400 | 270,400 | 270,400 | COMMITMENT | 5/30/2013 |
| 2012 | 132 | FV | | 0 | 77.25 | 270,400 | 270,400 | 270,400 | final value | 1/12/2012 |
| 2011 | 132 | FV | | 0 | 77.25 | 270,400 | 270,400 | 270,400 | 2011 FV | 8/26/2011 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------|-----------|------|----------|-----------|------------|---|-----|-------|-----------------|-------|
| | 259-478 | | 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 |
|------|--------|----|------|
| | | | |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | |
|--------------|----------|--------------|------------|-------------|-----------|----------------|---------|--------|---------|-------------|--|--------|---------|
| Total AC/HA: | 77.25000 | Total SF/SM: | 3365010.00 | Parcel LUC: | 132 UNDEV | Prime NB Desc: | MT WASH | Total: | 270,375 | SpI Credit: | | Total: | 270,400 |
|--------------|----------|--------------|------------|-------------|-----------|----------------|---------|--------|---------|-------------|--|--------|---------|

