



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DEUTSCHE BANK NATIONAL TRUST COMPANY
Owner 2:	TRUSTEE FOR NOVASTAR MTG FUNDING TRU
Owner 3:	SERIES 2007-2 C/O OCWEN LOAN SERVICING,L
Street 1:	1661 WORTHINGTON RD
Street 2:	SUITE 100
Twn/City:	WEST PALM BEACH
St/Prov:	FL Cntry Own Occ: Y
Postal:	33409 Type:

**PREVIOUS OWNER**

Owner 1:	CYBULSKI CAROL -
Owner 2:	c/o John Florio -
Street 1:	P.O. Box 22
Twn/City:	S EGREMONT
St/Prov:	MA Cntry
Postal:	01258

**NARRATIVE DESCRIPTION**

This Parcel contains 6.001 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORY Building Built about 1995, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 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 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		3.001		ACRES EXCESS			0	3,500.	1.000	MW									10,504						10,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	493,100	300	6.001	155,600	649,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 204.67						/Parcel: 204.67	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	493,100	300	6.001	155,600	649,000	649,000	YER	1/26/2018
2017	101	FV	469,600	300	6.001	155,600	625,500	625,500	Year End Roll	5/5/2017
2016	101	FV	438,600	300	6.001	155,600	594,500	594,500	Year End Roll	2/11/2016
2015	101	FV	443,400	400	6.001	160,800	604,600	604,600	year end roll	1/15/2015
2014	101	FV	472,300	400	6.001	160,800	633,500	633,500	Year End	8/7/2014
2013	101	FV	462,600	400	6.001	160,800	623,800	623,800	COMMITMENT	5/30/2013
2012	101	FV	465,400	400	6.001	160,800	626,600	626,600	final value	1/12/2012
2011	101	FV	465,400	400	6.001	160,800	626,600	626,600	2011 FV	8/26/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CYBULSKI CAROL,	2411-349		4/18/2017	FORCLOSURE	523782	No	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/7/2014	FIELDREV CHG	317	LISA QUACKEN
10/24/2011	MEASURED	316	EVAN
6/15/2002	MEAS+INSPCTD	500	BOA
5/15/1998	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	6.00100	Total SF/SM:	261403.56	Parcel LUC:	101 ONE FAM	Prime NB Desc:	MT WASH	Total:	155,558	Spl Credit:		Total:	155,600
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**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORY
Sty Ht:	1H	- 1H
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:	BROWN	
View / Desir:		

**GENERAL INFORMATION**

Grade:	B-	- GOOD (-)
Year Blt:	1995	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	4	- CARPET	
Sec Floors:		%	
Bsmnt Flr:		%	
Bsmnt Gar:	2		
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:	

**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 10X12	A	AV	2002	3.83	T	30	101			300			300

More: N

Total Yard Items: 300

Total Special Features: 0

Total: 300

**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:		Rating:	

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	VG	- Very Good	7.4	%
Functional:				%
Economic:				%
Special:				%
Override:				%
<b>Total:</b>			<b>7.4</b>	<b>%</b>

**CALC SUMMARY**

Basic \$ / SQ:	107.00
Size Adj.:	0.93514669
Const Adj.:	1.00000000
Adj \$ / SQ:	100.061
Other Features:	16900
Grade Factor:	1.25
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	532500
Depreciation:	39405
Depreciated Total:	493095

**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:	5	BRs:	3	Baths:	2	HB					

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	5	3	M
<b>Totals</b>			
1	5	3	

**COMPARABLE SALES**

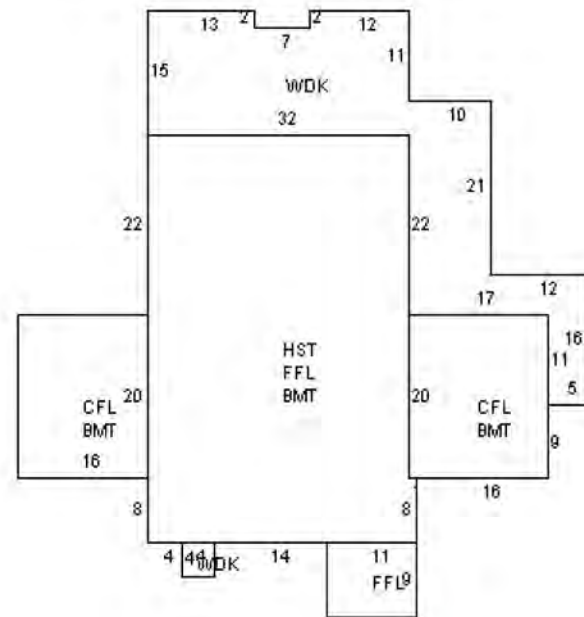
Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Val/Su Fin: 155.50

Special Features: 0 Val/Su Net: 78.32

Final Total: 493100 Val/Su SzAd: 155.50

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,268	30.020	68,081	
FFL	1ST FLOOR	1,707	100.060	170,804	
WDK	WOOD DECK	857	7.170	6,142	
HST	HALF STORY	804	95.060	76,426	
CFL	CATHEDRAL	660	102.060	67,361	
Net Sketched Area:		6,296	Total:	388,814	
Size Ad	3171	Gross Area	7100	FinArea	3171

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc.