

Town of Mount Washingt



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DUGAN LIAM
Owner 2:	HOGAN HILDA C
Owner 3:	
Street 1:	157 EAST ST
Street 2:	
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry
Postal:	01258

PREVIOUS OWNER

Owner 1:	WILDMAN BENJAMIN -
Owner 2:	WILDMAN BETSY W -
Street 1:	157 EAST ST
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry
Postal:	01258

NARRATIVE DESCRIPTION

This Parcel contains 2.005 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1986, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		87337		SQUARE FESITE			0	1.11	1.397	MW									135,433						135,400	

Total AC/HA:	2.00498	Total SF/SM:	87336.93	Parcel LUC:	101	ONE FAM	Prime NB Desc	MT WASH	Total:	135,433	SpI Credit	Total:	135,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	157,700	300	2.005	135,400	293,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						201.51	/Parcel: 201.51

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	157,700	300	2.005	135,400	293,400	293,400	YER	1/26/2018
2017	101	FV	150,200	300	2.005	135,400	285,900	285,900	Year End Roll	5/5/2017
2016	101	FV	166,200	300	2.005	135,400	301,900	301,900	Year End Roll	2/11/2016
2015	101	FV	170,600	300	2.005	140,300	311,200	311,200	year end roll	1/15/2015
2014	101	FV	170,600	300	2.005	140,300	311,200	311,200	Year End	8/7/2014
2013	101	FV	191,100	300	2.005	140,300	331,700	331,700	COMMITMENT	5/30/2013
2012	101	FV	216,800	0	2.005	140,300	357,100	357,100	final value	1/12/2012
2011	101	FV	216,800	0	2.005	140,300	357,100	357,100	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WILDMAN BENJAMI	1438-1		6/30/2003	DIVORCE/COUR	150000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2011	MEASURED	317	LISA QUACKEN

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
07/02/19	17:13:29

LAST REV

Date	Time
05/30/13	15:03:11

apro
251

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: WHITE
View / Desir:

GENERAL INFORMATION

Grade: C - AVERAGE
Year Blt: 1986 Eff Yr Blt:
Alt LUC:
Jurisdct:
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: 12 - CONCRETE
Bsmnt Gar: 2
Electric: 3 - TYPICAL
Insulation: 2 - TYPICAL
Int vs Ext: S
Heat Fuel: 1 - OIL
Heat Type: 1 - FORCED H/A
Heat Sys: 1
% Heated: 100 % AC:
Solar HW: NO Central Vac: NO
% Com Wal: % Sprinkled

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Bsmnt Gar: 2
Electric: 3 - TYPICAL
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Heat Sys: 1
% Heated: 100 % AC:
Solar HW: NO Central Vac: NO
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: FR - Fair 28.1 %
Functional:
Economic:
Special:
Override:
Total: 28.1 %

CALC SUMMARY

Basic \$ / SQ: 96.00
Size Adj.: 1.03543961
Const Adj.: 1.00000000
Adj \$ / SQ: 99.402
Other Features: 17900
Grade Factor: 1.00
Neighborhood Inf: 1.04999995
LUC Factor:
Adj Total: 219291
Depreciation: 61621
Depreciated Total: 157670

COMMENTS

MODULAR

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: 8 BRs: 4 Baths: 2 HB

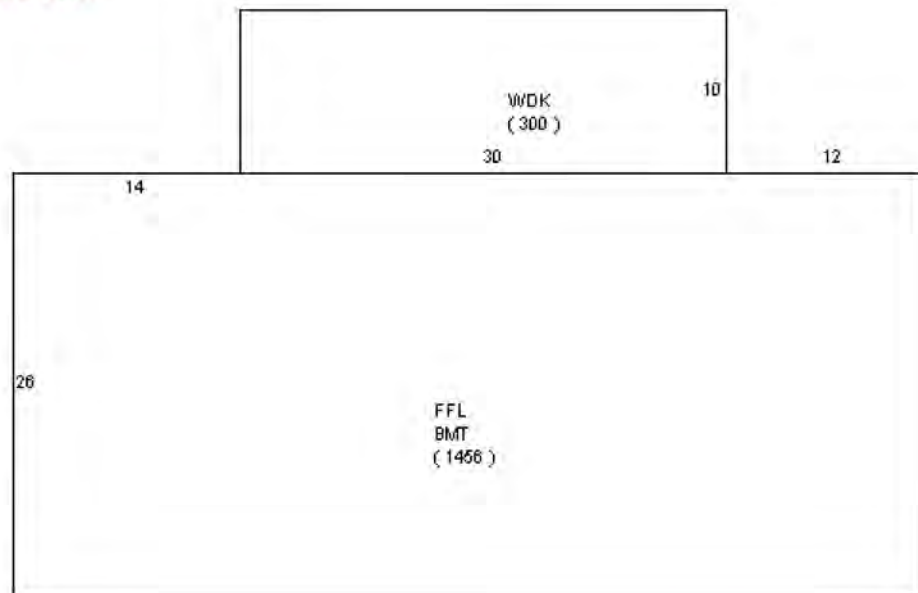
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	1

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Val/Su Fin: 108.31
Special Features: 0 Val/Su Net: 49.10
Final Total: 157700 Val/Su SzAd 108.31

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,456	29.820	43,419	
FFL	1ST FLOOR	1,456	99.400	144,730	
WDK	WOOD DECK	300	9.330	2,800	
Net Sketched Area:		3,212	Total:	190,949	
Size Ad	1456	Gross Area	3212	FinArea	1456

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
2	SHED/FR	D	Y	1	10X10	A	AV	1999	4.00	T	30	101			300			300

PARCEL ID 90 14A

IMAGE

AssessPro Patriot Properties, Inc

