



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|---------------------------|
| 148 | | EAST ST, MOUNT WASHINGTON |

OWNERSHIP

| | | |
|-----------|-----------------|-------|
| Owner 1: | SALAMON LEONARD | |
| Owner 2: | SALAMON DIANNE | |
| Owner 3: | | |
| Street 1: | 85 EAST END AVE | |
| Street 2: | | |
| Twn/City: | NEW YORK | |
| St/Prov: | NY | Cntry |
| Postal: | 10028 | Type: |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 15. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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 | | 130680 | | SQUARE FE | SITE | | 0 | 1.11 | 1.000 | MW | | | | | | | | | 145,055 | | | | | | 145,100 | |
| 101 | ONE FAM | | 12 | | ACRES | EXCESS | | 0 | 3,500. | 1.000 | MW | | | | | | | | | 42,000 | | | | | | 42,000 | |
| 101 | ONE FAM | | 1200 | | FRONT FE | SITE | | 0 | 0. | 0.000 | MW | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | |
|--------------|----------|--------------|-----------|-------------|-----|---------|---------------|---------|--------|---------|------------|--------|---------|
| Total AC/HA: | 15.00000 | Total SF/SM: | 653400.00 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | MT WASH | Total: | 187,055 | SpI Credit | Total: | 187,100 |
|--------------|----------|--------------|-----------|-------------|-----|---------|---------------|---------|--------|---------|------------|--------|---------|

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|--------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 511,400 | 1,800 | 15.000 | 187,100 | 700,300 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: | | | | | | /Parcel: | 211.96 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-----------|
| 2018 | 101 | FV | 511,400 | 1800 | 15. | 187,100 | 700,300 | 700,300 | YER | 1/26/2018 |
| 2017 | 101 | FV | 487,000 | 1800 | 15. | 187,100 | 675,900 | 675,900 | Year End Roll | 5/5/2017 |
| 2016 | 101 | FV | 438,000 | 1800 | 15. | 187,100 | 626,900 | 626,900 | Year End Roll | 2/11/2016 |
| 2015 | 101 | FV | 438,000 | 1900 | 15. | 192,300 | 632,200 | 632,200 | year end roll | 1/15/2015 |
| 2014 | 101 | FV | 438,000 | 1900 | 15. | 192,300 | 632,200 | 632,200 | Year End | 8/7/2014 |
| 2013 | 101 | FV | 430,400 | 1900 | 15. | 192,300 | 624,600 | 624,600 | COMMITMENT | 5/30/2013 |
| 2012 | 101 | FV | 430,400 | 0 | 15. | 192,300 | 622,700 | 622,700 | final value | 1/12/2012 |
| 2011 | 101 | FV | 430,400 | 0 | 15. | 192,300 | 622,700 | 622,700 | 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 |
|------------|--------------|-----|--------------|
| 11/17/2011 | MEASURED | 317 | LISA QUACKEN |
| 5/15/1998 | MEAS+INSPCTD | 500 | BOA |

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 | 17:14:11 |

LAST REV

| Date | Time |
|----------|----------|
| 01/26/12 | 13:18:34 |

| | |
|------|-----|
| apro | 253 |
|------|-----|

EXTERIOR INFORMATION

| | | | |
|---------------|-------|--------|------------|
| Type: | 5 | - | CAPE |
| Sty Ht: | 2 | - | 2 |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 | - | CONCRETE |
| Frame: | 1 | - | WOOD |
| Prime Wall: | 2 | - | CLAPBOARD |
| Sec Wall: | | % | |
| Roof Struct: | 1 | - | GABLE |
| Roof Cover: | 6 | - | WOODSHINGL |
| Color: | BEIGE | | |
| View / Desir: | | | |

GENERAL INFORMATION

| | | | |
|---------------|------|-------------|----------|
| Grade: | B+ | - | GOOD (+) |
| Year Blt: | 1940 | 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: | 2 | - | SOFTWOOD |
| 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: | |

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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 14 | OFF | D | Y | 1 | 10X10 | A | GD | 2000 | 19.50 | T | 7 | 101 | | | 1,800 | | | 1,800 |

| | | | | | | | |
|-------|---|-------------------|-------|-------------------------|--|--------|-------|
| More: | N | Total Yard Items: | 1,800 | Total Special Features: | | Total: | 1,800 |
|-------|---|-------------------|-------|-------------------------|--|--------|-------|

BATH FEATURES

| | | | |
|------------|---|---------|---------|
| Full Bath: | 3 | 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: | 1 | Rating: | AVERAGE |
| WSFlue: | | Rating: | |

CONDO INFORMATION

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

DEPRECIATION

| | | | | | |
|-------------|----|---|-----------|----|---|
| Phys Cond: | VG | - | Very Good | 18 | % |
| Functional: | | | | | % |
| Economic: | | | | | % |
| Special: | | | | | % |
| Override: | | | | | % |
| Total: | | | | 18 | % |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 104.00 |
| Size Adj.: | 0.93171912 |
| Const Adj.: | 1.01999998 |
| Adj \$ / SQ: | 98.837 |
| Other Features: | 23500 |
| Grade Factor: | 1.57 |
| Neighborhood Inf: | 1.04999995 |
| LUC Factor: | |
| Adj Total: | 623638 |
| Depreciation: | 112255 |
| Depreciated Total: | 511383 |

COMMENTS

ESTIMATE ON YEAR BUILT

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 1 | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 9 | | BRs: 5 | | Baths: 3 | | HB | | | | | |

REMODELING

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

RES BREAKDOWN

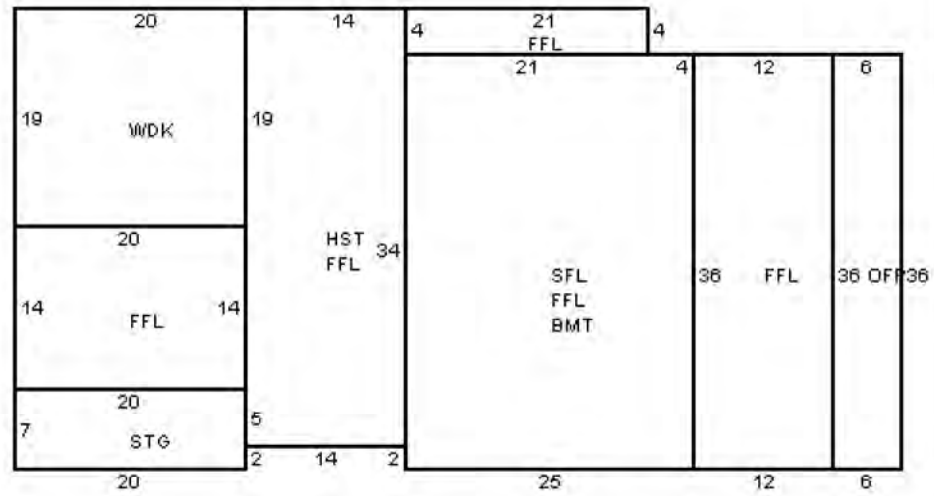
| No Unit | RMS | BRS | FL |
|---------------|-----|-----|----|
| 1 | 9 | 5 | M |
| Totals | | | |
| 1 | 9 | 5 | |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

PARCEL ID 90 15A

SKETCH



SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|---------------------------|-------------|------------|---------------|--------------|------|
| FFL | 1ST FLOOR | 2,228 | 98.840 | 220,208 | |
| BMT | BASEMENT | 900 | 29.650 | 26,686 | |
| SFL | 2ND FLOOR | 810 | 93.890 | 76,055 | |
| WDK | WOOD DECK | 380 | 8.630 | 3,280 | |
| HST | HALF STORY | 266 | 93.890 | 24,976 | |
| OFF | OPEN PORCH | 216 | 14.260 | 3,081 | |
| STG | STORAGE | 140 | 3.710 | 520 | |
| Net Sketched Area: | | 4,940 | Total: | 354,806 | |
| Size Ad | 3304 | Gross Area | 5296 | FinArea | 3304 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| SFL | 90 | | | | 0 |

IMAGE

AssessPro Patriot Properties, Inc

