

Town of Mount Washington



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASSA, ROBIN J.
Owner 2:	
Owner 3:	
Street 1:	1005 COUNTY RT 7
Street 2:	
Twn/City:	ANCRAM
St/Prov:	NY Cntry Own Occ: N
Postal:	12502 Type:

PREVIOUS OWNER

Owner 1:	MASSA, ROBIN J. -
Owner 2:	-
Street 1:	1005 COUNTY RT 7
Twn/City:	ANCRAM
St/Prov:	NY Cntry
Postal:	12502

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) OLD STYLE Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 3 Rooms, and 1 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FESITE			0	1.11	2.210	MW			ACCESS	-15					106,857						106,900	

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	106,857	SpI Credit	Total:	106,900
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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	61,400	3,000	1.000	106,900	171,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 264.35						/Parcel: 264.35	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	61,400	3000	1.	106,900	171,300	171,300	YER	1/26/2018
2017	101	FV	58,500	3000	1.	106,900	168,400	168,400	Year End Roll	5/5/2017
2016	101	FV	64,300	3000	1.	106,900	174,200	174,200	Year End Roll	2/11/2016
2015	101	FV	64,300	3000	1.	110,700	178,000	178,000	year end roll	1/15/2015
2014	101	FV	64,300	3000	1.	110,700	178,000	178,000	Year End	8/7/2014
2013	101	FV	65,000	3000	1.	110,700	178,700	178,700	COMMITMENT	5/30/2013
2012	101	FV	65,000	3000	1.	110,700	178,700	178,700	final value	1/12/2012
2011	101	FV	65,000	3000	1.	110,700	178,700	178,700	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MASSA, ROBIN J.	1857-227		7/30/2008			0	No	No		5-8-09 DEED CHANGE-TRUST TO MASSA

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	17:14:31

LAST REV

Date	Time
06/10/18	16:46:10

apro  
254

**EXTERIOR INFORMATION**

Type:	15 - OLD STYLE
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	3 - MASONRY
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	WEATHERED GRAY
View / Desir:	

**GENERAL INFORMATION**

Grade:	C - AVERAGE
Year Blt:	1900 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	1 - DRYWALL 50%
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

**DEPRECIATION**

Phys Cond:	AV - Average	38.2%
Functional:		%
Economic:		%
Special:		%
Override:		%
<b>Total:</b>		<b>38.2%</b>

**CALC SUMMARY**

Basic \$ / SQ:	101.00
Size Adj.:	1.14999998
Const Adj.:	0.99000001
Adj \$ / SQ:	114.988
Other Features:	9700
Grade Factor:	1.00
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	99315
Depreciation:	37938
Depreciated Total:	61377

**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
3	GARAGE	D	Y	1	10X20	A	AV	1930	19.25	T	30	101			2,700			2,700
2	SHED/FR	D	Y	1	10X12	A	AV	1930	3.83	T	50	101			200			200
2	SHED/FR	D	Y	1	3X4	A	AV	1992	8.00	T	40	101			100			100

**BATH FEATURES**

Full Bath:	1 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:	1 Rating: AVERAGE

**CONDO INFORMATION**

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

**REMODELING**

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

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
83	1 0 10		6/29/1998	185,000
62	10 0 11		5/15/1998	350,000

**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: 3 BRs: 1 Baths: 1 HB	

**RES BREAKDOWN**

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

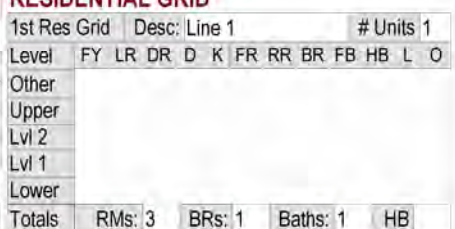
**REMODELING**

WtAv\$/SQ:	AvRate: 72.5	Ind.Val	108393.7931
Juris. Factor:	Val/Su Fin:	94.75	
Special Features:	0	Val/Su Net:	59.50
Final Total:	61400	Val/Su SzAd	94.75

**COMMENTS**

WEST SIDE EST YEAR BUILT

**SKETCH**



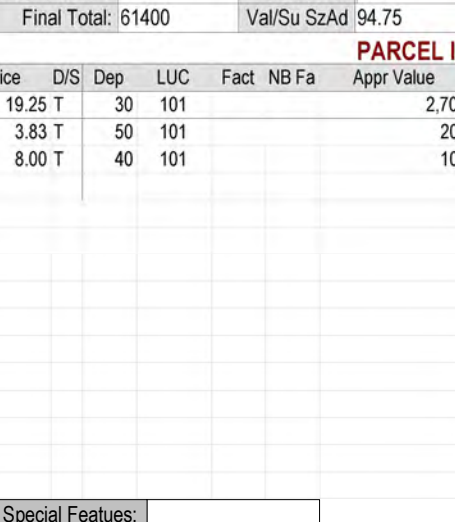
**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	528	114.990	60,714	
BMT	BASEMENT	240	34.500	8,279	
HST	HALF STORY	120	109.240	13,109	
WDK	WOOD DECK	96	16.000	1,536	
OFP	OPEN PORCH	48	26.000	1,248	
<b>Net Sketched Area:</b>		<b>1,032</b>	<b>Total:</b>	<b>84,886</b>	
<b>Size Ad</b>	<b>648</b>	<b>Gross Area</b>	<b>1152</b>	<b>FinArea</b>	<b>648</b>

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**



**PARCEL ID**

90 16
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**AssessPro** Patriot Properties, Inc