



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		CROSS RD, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	TORRICO CHELSEA E
Owner 2:	
Owner 3:	
Street 1:	10 CROSS ROAD
Street 2:	
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	01258 Type:

PREVIOUS OWNER

Owner 1:	TORRICO - VICTORINE J.G.
Owner 2:	-
Street 1:	4 CROSS ROAD
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry
Postal:	01258

NARRATIVE DESCRIPTION

This Parcel contains 6.946 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 2016, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 1 3/4 Baths, 0 Rooms, and 0 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		130680		SQUARE FE SITE			0	1.11	1.000	MW									145,055						145,100	
101	ONE FAM		3.946		ACRES EXCESS			0	3,500.	1.000	MW									13,811						13,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	188,600	25,000	6.946	158,900	372,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 332.44						/Parcel: 332.44	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	149,100	25000	6.946	158,900	333,000	333,000	YER	1/26/2018
2017	101	FV		25000	6.946	158,900	183,900	183,900	Year End Roll	5/5/2017
2016	130	FV		0	8.953	165,900	165,900	165,900	Year End Roll	2/11/2016
2015	130	FV		0	8.953	171,100	171,100	171,100	year end roll	1/15/2015
2014	130	FV		0	8.953	171,100	171,100	171,100	Year End	8/7/2014
2013	130	FV		0	8.953	171,100	171,100	171,100	COMMITMENT	5/30/2013
2012	130	FV		0	8.953	171,100	171,100	171,100	final value	1/12/2012
2011	130	FV		0	8.953	171,100	171,100	171,100	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TORRICO,VICTORI	2345-248		2/16/2016	FAMILY		0 No	No			
GARRETT HARRY L	2092-8		12/30/2011	CONVIENCE		0 No	No			
	439-167		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
6/19/2017	MEAS+INSPCTD	317	LISA QUACKEN
7/13/2016	PERMIT VISIT	317	LISA QUACKEN

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 6.94600	Total SF/SM: 302567.75	Parcel LUC: 101 ONE FAM	Prime NB Desc MT WASH	Total: 158,866	SpI Credit	Total: 158,900
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