

Town of Mount Washington



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	Gang, Vanessa
Owner 2:	
Owner 3:	
Street 1:	146 EAST ST
Street 2:	
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01258 Type:

PREVIOUS OWNER

Owner 1:	Gang, Vanessa -
Owner 2:	-
Street 1:	146 EAST ST
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry
Postal:	01258

NARRATIVE DESCRIPTION

This Parcel contains 7.67 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1922, Having Primarily BOARD+BATT Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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		130680		SQUARE FE SITE			0	1.11	1.000	MW									145,055						145,100	
101	ONE FAM		4.67		ACRES EXCESS			0	3,500.	1.000	MW									16,345						16,300	

Total AC/HA:	7.67000	Total SF/SM:	334105.22	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	161,400	SpI Credit	Total:	161,400
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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	313,800	500	7.670	161,400	475,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	165.55

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	311,100	500	7.67	161,400	473,000	473,000	YER	1/26/2018
2017	101	FV	296,300	500	7.67	161,400	458,200	458,200	Year End Roll	5/5/2017
2016	101	FV	282,300	500	7.67	161,400	444,200	444,200	Year End Roll	2/11/2016
2015	101	FV	282,300	500	7.67	166,600	449,400	449,400	year end roll	1/15/2015
2014	101	FV	282,300	500	7.67	166,600	449,400	449,400	Year End	8/7/2014
2013	101	FV	280,800	700	7.67	166,600	448,100	448,100	COMMITMENT	5/30/2013
2012	101	FV	289,700	0	7.67	166,600	456,300	456,300	final value	1/12/2012
2011	101	FV	289,700	0	7.67	166,600	456,300	456,300	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Mt. Washington	1780-250		6/29/2007			No	No			
Payne, George	1396-185		2/28/2003			No	No			
	380-253		2/6/1963			0	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	PERMIT VISIT	317	LISA QUACKEN
11/17/2011	MEASURED	317	LISA QUACKEN

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORARY
Sty Ht:	1H	- 1H
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	12	- BOARD+BATT
Sec Wall:		%
Roof Struc:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B	- GOOD (-)
Year Blt:	1922	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	6	- AVERAGE	
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:	3	- ELECTRIC	
Heat Type:	6	- ELECTRC BB	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

Year Blt:	1922	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

**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:	1	Rating:	FAIR
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	GD - Good	25 %
Functional:		%
Economic:		%
Special:	NC - NEWCON	3.0 %
Override:		%
Total:		27.44 %

**CALC SUMMARY**

Basic \$ / SQ:	107.00
Size Adj.:	0.95477301
Const Adj.:	0.98010004
Adj \$ / SQ:	100.128
Other Features:	26300
Grade Factor:	1.25
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	432424
Depreciation:	118657
Depreciated Total:	313767

**COMMENTS**

NC= RECK 6/19 FOR LLV ROOM COMPLETION.

**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: 6	BRS: 3	Baths: 3	HB

**REMODELING**

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

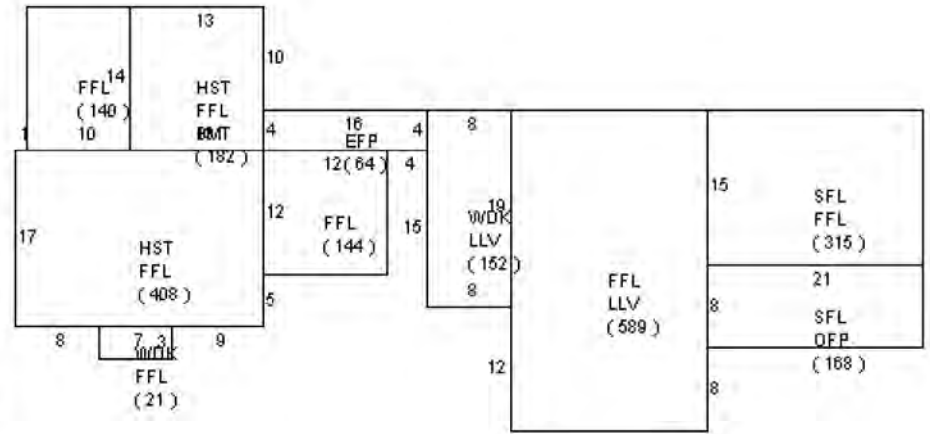
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	3	1
<b>Totals</b>			
1	6	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,799	100.130	180,130	
LLV	LOWR LEVEL	741	49.060	36,355	
SFL	2ND FLOOR	483	95.120	45,944	
HST	HALF STORY	295	95.120	28,061	
BMT	BASEMENT	182	30.040	5,467	
WDK	WOOD DECK	173	11.780	2,038	
OPF	OPEN PORCH	168	15.550	2,613	
EFP	ENCL PORCH	64	39.980	2,558	
Net Sketched Area:		3,905	Total:	303,166	
Size Ad	2577	Gross Area	4200	FinArea	2873

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA		40	G

**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 6X6	A	AV	1999	5.78	T	30	101			100			100
2	SHED/FR	A	Y		1 8X8	A	AV	1999	4.56	T	30	101			200			200
2	SHED/FR	A	Y		1 8X10	A	AV	1999	4.25	T	30	101			200			200

**IMAGE**



AssessPro Patriot Properties, Inc