9	0	25			1 of 1	RESIDENTIAL	TOTAL ASSESSED: 348,500
Map	Block	Lot	Lot	Lot	CARD		!263!

Town of Mount Washingt

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		OLD CROSS RD, MOUNT WASHINGT

OWNERSHIP

Unit #:

Owner 1:	HERRINGTON RICHARD B
Owner 2:	
Owner 3:	
Street 1:	PO BOX 458
Street 2:	
Twn/City:	HILLSDALE
St/Prov:	NY Cntry: Own Occ: N
Postal:	12529 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 34. ACRES of land mainly classified as ONE FAM with a(n) OLD STYLE Building Built about 1790, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	92,000	2,900	34.000	253,600	348,500
Total Card	92,000	2,900	34.000	253,600	348,500
Total Parcel	92,000	2,900	34.000	253,600	348,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 280.14 | /Parcel: 280.14

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	

PREVIOUS ASSESSMENT

Parcel ID: 9 0 25

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	92,000	2900	34.	253,600	348,500	348,500	YER	1/26/2018
2017	101	FV	87,600	2900	34.	253,600	344,100	344,100	Year End Roll	5/5/2017
2016	101	FV	100,700	2900	34.	253,600	357,200	357,200	Year End Roll	2/11/2016
2015	101	FV	100,700	2900	34.	258,800	362,400	362,400	year end roll	1/15/2015
2014	101	FV	100,700	2900	34.	258,800	362,400	362,400	Year End	8/7/2014
2013	101	FV	100,800	2900	34.	258,800	362,500	362,500	COMMITMENT	5/30/2013
2012	101	FV	97,700	2500	34.	258,800	359,000	359,000	final value	1/12/2012
2011	101	FV	97,700	2500	34.	258,800	359,000	359,000	2011 FV	8/26/2011

PRINT

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

LAST REV

Date	Time
06/10/18	16:53:13
apro	
263	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NIELSON ELIZABE	1563-313		9/29/2004	CONVIENCE	1	No	No			
ACKLEY JOHN BEN	1549-336		7/30/2004		300000	No	No			
ACKLEY JOHN BEN	1446-168		7/23/2003	PORTION/ASSE	10	No	No			ALSO SEE BK 1446 PG 165
ACKLEY JOHN BEN	1116 301		2/19/1999	CONVIENCE	1	No	No			
	359-471		2/6/1963		0	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2011	MEASURED	316	EVAN

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:	

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		31		ACRES	EXCESS		0	3,500.	1.000	MW									108,500						108,500	

Total AC/HA:	34.00000	Total SF/SM:	1481040.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	MT WASH	Total:	253,555	Spl Credit		Total:	253,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

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:	6 - WOODSHINGL		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1790	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	2 - GOOD		
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	

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:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	FR - Fair	47.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	47.8	%

CALC SUMMARY

Basic $ / SQ:	101.00
Size Adj.:	1.06704187
Const Adj.:	0.99960202
Adj $ / SQ:	107.728
Other Features:	12200
Grade Factor:	1.00
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	176186
Depreciation:	84217
Depreciated Total:	91969

COMMENTS

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: 7 | BRs: 3 | Baths: 1 | HB

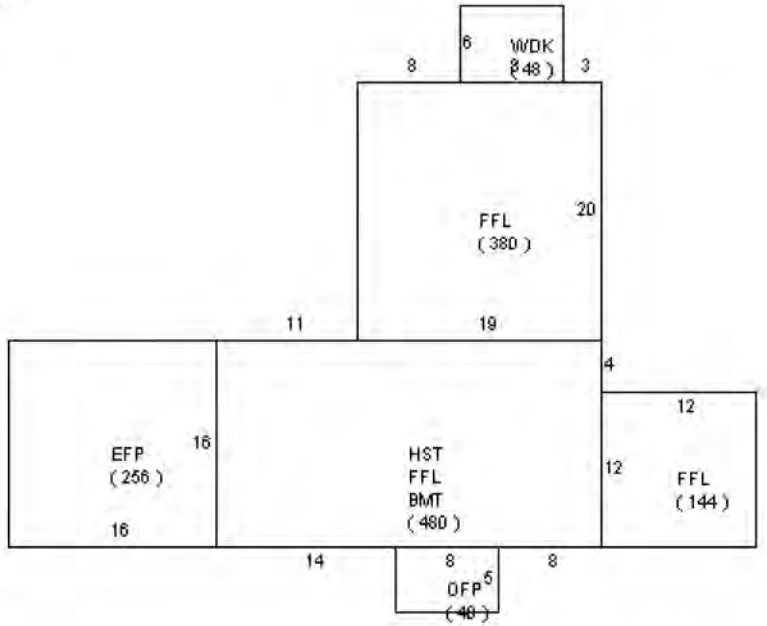
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Val/Su Fin:	73.95
Special Features:	0	Val/Su Net:	44.49
Final Total:	92000	Val/Su SzAd	73.95

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,004	107.730	108,159
BMT	BASEMENT	480	32.320	15,513
EFP	ENCL PORCH	256	21.690	5,554
HST	HALF STORY	240	102.340	24,562
WDK	WOOD DECK	48	16.000	768
OFP	OPEN PORCH	40	26.000	1,040

	Net Sketched Area:	2,068		Total:	155,596
Size Ad	1244	Gross Area	2308	FinArea	1244

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 9 0 25

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
31	BARN	D	Y	1	18X26	A	AV	1940	10.27	T	50	101			2,400		2,400
2	SHED/FR	A	Y	1	6X8	A	AV	1940	5.08	T	50	101			100		100
40	LEAN-TO	D	Y	1	10X11	A	AV	1060	6.60	T	50	101			400		400

More: N | Total Yard Items: 2,900 | Total Special Featues: | Total: 2,900