



PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		PLANTAIN POND RD, MOUNT WASHI

OWNERSHIP

Owner 1:	GREEN BENJAMIN
Owner 2:	GREEN CAROL
Owner 3:	
Street 1:	2257 ASH ST
Street 2:	
Twn/City:	DENVER
St/Prov:	CO Cntry Own Occ: N
Postal:	80207 Type:

PREVIOUS OWNER

Owner 1:	BATISTA MARGARET JANE -
Owner 2:	BATISTA DUANE R -
Street 1:	856 CENTRAL AVE
Twn/City:	NEEDHAM
St/Prov:	MA Cntry
Postal:	02492 Type:

NARRATIVE DESCRIPTION

This Parcel contains 22.661 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1990, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 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 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		19.661		ACRES	EXCESS		0	3,500.	1.000	MW									68,814						68,800	
101	ONE FAM		200		FRONT FE	SITE		0	0.	0.000	MW																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	223,700	22,800	22.661	213,900	460,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 350.78						/Parcel: 350.78	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	223,700	22800	22.661	213,900	460,400	460,400	YER	1/26/2018
2017	101	FV	213,100	22800	22.661	213,900	449,800	449,800	Year End Roll	5/5/2017
2016	101	FV	202,300	24500	22.661	213,900	440,700	440,700	Year End Roll	2/11/2016
2015	101	FV	202,300	24700	22.661	219,100	446,100	446,100	year end roll	1/15/2015
2014	101	FV	202,300	24700	22.661	219,100	446,100	446,100	Year End	8/7/2014
2013	101	FV	210,100	24700	22.661	219,100	453,900	453,900	COMMITMENT	5/30/2013
2012	101	FV	216,500	28900	22.661	219,100	464,500	464,500	final value	1/12/2012
2011	101	FV	216,500	28900	22.661	219,100	464,500	464,500	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BATISTA MARGARE	2322-225		9/11/2015		500000	No	No			
BATISTA MARGARE	1236-81		4/27/2001	CONVIENCE		1	No	No		
BATISTA DUANE R	963 157		3/8/1996	FAMILY		1	No	No		
BATISTA	963 155		3/8/1996	FAMILY		1	No	No		
	467-171		2/6/1963			0	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2011	MEASURED	316	EVAN
4/10/2006	PERMIT VISIT	500	BOA
3/28/1991	MEASURED	157	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORY
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:	TAN	
View / Desir:		

GENERAL INFORMATION

Grade:	B-	- GOOD (-)
Year Blt:	1990	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg H/F/L:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	4	- CARPET 50%	
Bsmnt Flr:	12	- CONCRETE	
Bsmnt Gar:			
Electric:	2	- GOOD	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	1	- FORCED H/A	
# 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
18	CABIN/L	D	Y	1	16X16	V	GD	1989	44.58	T	14	101			9,800			9,800
12	POOL I-G	D	Y	1	18X42	G	GD	2005	22.88	T	25	101			13,000			13,000

BATH FEATURES

Full Bath:	2	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:	

DEPRECIATION

Phys Cond:	GD	- Good	12.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			12.9%

CALC SUMMARY

Basic \$ / SQ:	107.00
Size Adj.:	1.05571437
Const Adj.:	1.01504993
Adj \$ / SQ:	114.662
Other Features:	14900
Grade Factor:	1.25
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	256841
Depreciation:	33132
Depreciated Total:	223709

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:	5	BRs:	3	Baths:	2	HB:					

REMODELING

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

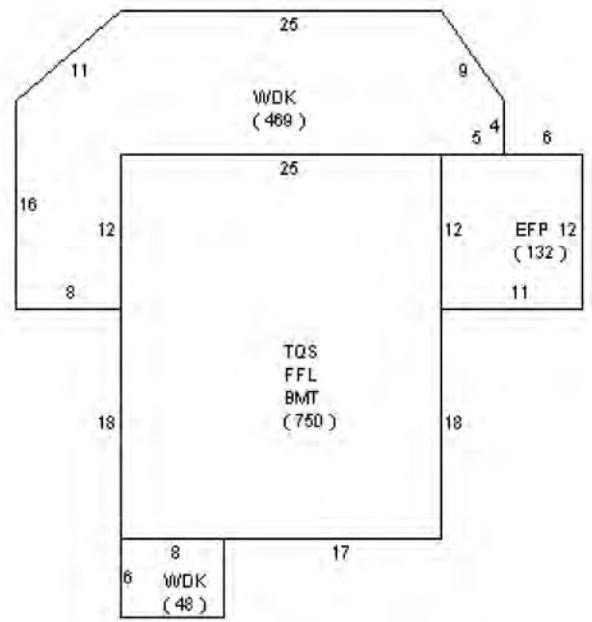
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	170.37	
Special Features:	0	Val/Su Net:	82.49	
Final Total:	223700	Val/Su SzAd	170.44	

SKETCH



SUB AREA

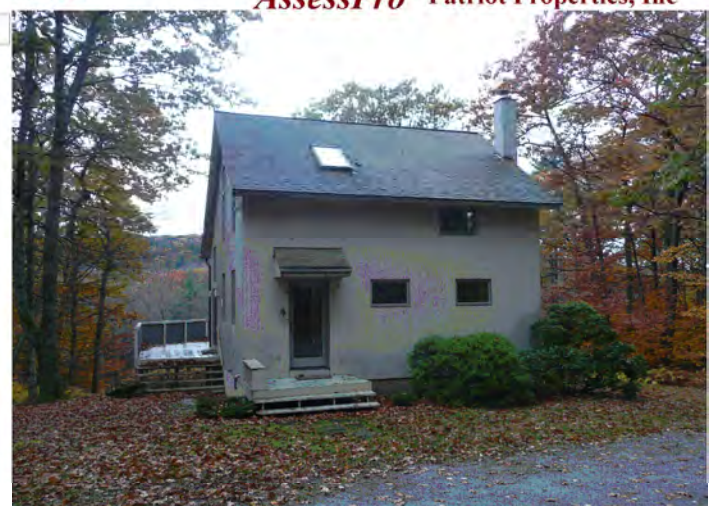
Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	750	34.400	25,799	
FFL	1ST FLOOR	750	114.660	85,996	
TQS	3/4 STORY	563	108.930	61,272	
WDK	WOOD DECK	517	7.930	4,102	
EFP	ENCL PORCH	132	27.420	3,619	
Net Sketched Area:		2,712	Total:	180,788	
Size Ad	1312.5	Gross Area	2899	FinArea	1313

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	22,800	Total Special Features:		Total:	22,800
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