



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	Digirolamo Roberto and Joanne
Owner 2:	Sanginetti James V. and Pamela J.
Owner 3:	
Street 1:	327 Fenn St.
Street 2:	
Twn/City:	PITTSFIELD
St/Prov:	MA Cntry Own Occ: N
Postal:	01201 Type:

PREVIOUS OWNER

Owner 1:	SANGINETTI JAMES V -
Owner 2:	JOANNE AND ROBERTO DIGIROLAMO -
Street 1:	FENN STREET TRANSMISSION
Twn/City:	PITTSFIELD
St/Prov:	MA Cntry
Postal:	01201

NARRATIVE DESCRIPTION

This Parcel contains 9.35 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1985, Having Primarily LOGS Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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		6.35		ACRES EXCESS			0	3,500.	1.000	MW									22,225						22,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	140,800		9.350	167,300	308,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 252.54						/Parcel: 252.54	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	140,800	0	9.35	167,300	308,100	308,100	YER	1/26/2018
2017	101	FV	134,100	0	9.35	167,300	301,400	301,400	Year End Roll	5/5/2017
2016	101	FV	152,200	0	9.35	167,300	319,500	319,500	Year End Roll	2/11/2016
2015	101	FV	156,000	0	9.35	172,500	328,500	328,500	year end roll	1/15/2015
2014	101	FV	156,000	0	9.35	172,500	328,500	328,500	Year End	8/7/2014
2013	101	FV	154,900	0	9.35	172,500	327,400	327,400	COMMITMENT	5/30/2013
2012	101	FV	161,400	0	9.35	172,500	333,900	333,900	final value	1/12/2012
2011	101	FV	161,400	0	9.35	172,500	333,900	333,900	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SANGINETTI JAME	2143-52		9/24/2012			0	No	No		5-8-09 DEED CHANGE-OWNERSHIP
SANGINETTI VINC	1084 265		8/21/1998	CONVIENCE		1	No	No		
	418-42		2/6/1963			0	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

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

Sign: VERIFICATION OF VISIT NOT DATA

