

Town of Mount Washington



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	McClure, Stuart and Patricia
Owner 2:	
Owner 3:	
Street 1:	HSB Mortgage Corp. Tax Dept.
Street 2:	95 Methodist Hill Dr. Suite 400
Twn/City:	Rochester, NY 14623
St/Prov:	UT Cntry Own Occ: Y
Postal:	84157-1858 Type:

PREVIOUS OWNER

Owner 1:	McClure, Stuart and Patricia -
Owner 2:	-
Street 1:	808 Ocean St.
Twn/City:	Brooklyn
St/Prov:	NY Cntry
Postal:	11238

NARRATIVE DESCRIPTION

This Parcel contains 5. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1983, 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	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		2		ACRES EXCESS			0	3,500.	1.000	MW									7,000						7,000	

Total AC/HA:	5.00000	Total SF/SM:	217800.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	152,055	SpI Credit	Total:	152,100
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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	197,200		5.000	152,100	349,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	
						259.90	259.90

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	197,200	0	5.	152,100	349,300	349,300	YER	1/26/2018
2017	101	FV	187,800	0	5.	152,100	339,900	339,900	Year End Roll	5/5/2017
2016	101	FV	194,900	0	5.	152,100	347,000	347,000	Year End Roll	2/11/2016
2015	101	FV	199,600	0	5.	157,300	356,900	356,900	year end roll	1/15/2015
2014	101	FV	199,600	0	5.	157,300	356,900	356,900	Year End	8/7/2014
2013	101	FV	201,200	0	5.	157,300	358,500	358,500	COMMITMENT	5/30/2013
2012	101	FV	202,300	0	5.	157,300	359,600	359,600	final value	1/12/2012
2011	101	FV	202,300	0	5.	157,300	359,600	359,600	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FURLAN, ERNESTI	1672-10		1/13/2006		280000	No	No			
JINDRAK	313-356		10/26/1955			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

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:	

PRINT

Date	Time
07/02/19	17:18:39

LAST REV

Date	Time
06/17/14	15:30:55

apro	267
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