

Town of Mount Washingt



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MORELLI MICHAEL
Owner 2:	
Owner 3:	
Street 1:	8 PLANTAIN POND RD
Street 2:	
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01258 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1989, Having Primarily BELOW AVG 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		87120		SQUARE FESITE			0	1.11	1.400	MW									135,384						135,400	

Total AC/HA:	2.00000	Total SF/SM:	87120.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	MT WASH	Total:	135,385	SpI Credit	Total:	135,400
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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	157,100	4,100	2.000	135,400	296,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 169.29						/Parcel: 169.29	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	157,100	4100	2.	135,400	296,600	296,600	YER	1/26/2018
2017	101	FV	149,600	4100	2.	135,400	289,100	289,100	Year End Roll	5/5/2017
2016	101	FV	155,600	4100	2.	135,400	295,100	295,100	Year End Roll	2/11/2016
2015	101	FV	159,400	4100	2.	140,300	303,800	303,800	year end roll	1/15/2015
2014	101	FV	159,400	4100	2.	140,300	303,800	303,800	Year End	8/7/2014
2013	101	FV	155,100	4400	2.	140,300	299,800	299,800	COMMITMENT	5/30/2013
2012	101	FV	168,300	4600	2.	140,300	313,200	313,200	final value	1/12/2012
2011	101	FV	168,300	4600	2.	140,300	313,200	313,200	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MORELLI BETTY	1166 261		1/3/2000	CONVIENCE		1	No	No		
MORELLI MARIO E	1058 157		4/6/1998	CONVIENCE		0	No	No		
	469-280		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
4/11/2003	MEAS+INSPCTD	500	BOA

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	17:19:01

LAST REV

Date	Time
08/08/12	11:14:37

apro	268
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EXTERIOR INFORMATION

Type: 5 - CAPE
 Sty Ht: 2 - 2
 (Liv) Units: 1 Total: 1
 Foundation: 1 - CONCRETE
 Frame: 1 - WOOD
 Prime Wall: 13 - BELOW AVG
 Sec Wall:
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPHALT
 Color:
 View / Desir:

GENERAL INFORMATION

Grade: C- - AVG. (-)
 Year Blt: 1989 Eff Yr Blt:
 Alt LUC:
 Jurisdict:
 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: 4 - CARPET
 Sec Floors:
 Bsmnt Flr: 12 - CONCRETE
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 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

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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
17	CABIN	D	Y	1	10X16	A	AV	1982	30.63	T	25	101			3,700			3,700
40	LEAN-TO	D	Y	1	10X8	A	PR	1982	7.00	T	65	101			200			200
40	LEAN-TO	D	Y	1	8X8	A	PR	1982	7.00	T	65	101			200			200

More: N

Total Yard Items: 4,100

Total Special Features:

Total: 4,100

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: Rating:
 WSFlue: Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: AV - Average 20.0 %
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 20.2 %

CALC SUMMARY

Basic \$ / SQ: 104.00
 Size Adj.: 1.00410962
 Const Adj.: 0.94999999
 Adj \$ / SQ: 99.206
 Other Features: 8700
 Grade Factor: 0.92
 Neighborhood Inf: 1.04999995
 LUC Factor:
 Adj Total: 196883
 Depreciation: 39770
 Depreciated Total: 157112

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: Val/Su Fin: 89.67
 Special Features: 0 Val/Su Net: 58.71
 Final Total: 157100 Val/Su SzAd: 89.67

COMMENTS

NC= EXTERIOR SIDING.

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: 2 Baths: 1 HB

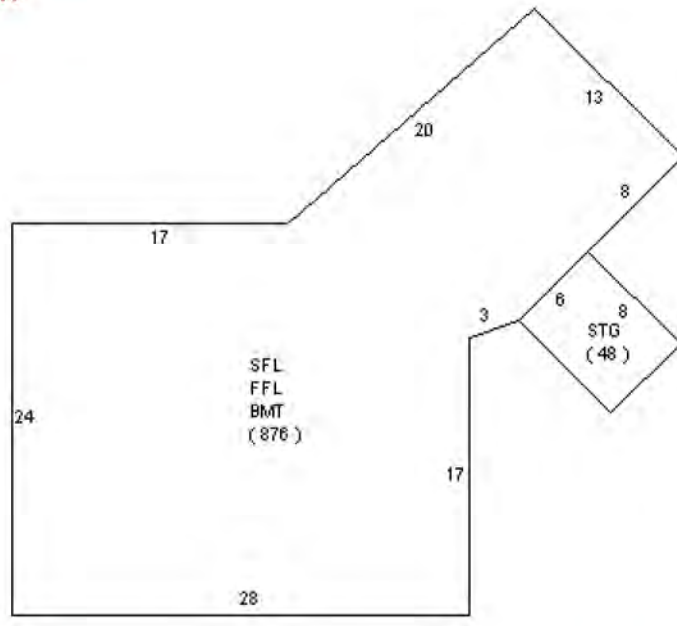
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	876	29.760	26,071
FFL	1ST FLOOR	876	99.210	86,904
SFL	2ND FLOOR	876	94.250	82,559
STG	STORAGE	48	5.080	244
Net Sketched Area:		2,676	Total:	195,778
Size Ad	1752 Gross Area	2676	FinArea	1752

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc