



PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		WEST ST, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	LISANTI ALFRED,M
Owner 2:	
Owner 3:	
Street 1:	2 CONSULATE DR
Street 2:	# 4-C
Twn/City:	TUCKAHOE
St/Prov:	NY Cntry Own Occ: N
Postal:	10707 Type:

PREVIOUS OWNER

Owner 1:	PERCY JAMES F -
Owner 2:	PERCY SUSAN JANE -
Street 1:	53 WEST ST
Twn/City:	MT WASHINGTON
St/Prov:	MA Cntry
Postal:	01258

NARRATIVE DESCRIPTION

This Parcel contains 2. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1980, Having Primarily VINYL Exterior and METAL 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	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	184,300	8,700	2.000	135,400	328,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 148.09						/Parcel: 148.09	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	169,500	9200	2.	135,400	314,100	314,100	YER	1/26/2018
2017	101	FV	161,400	9200	2.	135,400	306,000	306,000	Year End Roll	5/5/2017
2016	101	FV	171,100	9300	2.	135,400	315,800	315,800	Year End Roll	2/11/2016
2015	101	FV	175,300	9700	2.	140,300	325,300	325,300	year end roll	1/15/2015
2014	101	FV	175,300	9700	2.	140,300	325,300	325,300	Year End	8/7/2014
2013	101	FV	176,700	9700	2.	140,300	326,700	326,700	COMMITMENT	5/30/2013
2012	101	FV	180,300	10600	2.	140,300	331,200	331,200	final value	1/12/2012
2011	101	FV	180,300	10600	2.	140,300	331,200	331,200	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PERCY JAMES F,	2375-27		8/30/2016	OTHER	275000	No	No			PRICE REFLECTED COST OF NEW SEPTIC

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	PERMIT VISIT	500	BOA
10/25/2011	MEASURED	316	EVAN
6/15/2002	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

