



PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		CROSS RD, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	TORRICO VICTORINE J	
Owner 2:	TORRICO JAMES R	
Owner 3:		
Street 1:	4 CROSS ROAD	
Street 2:		
Twn/City:	MT WASHINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01258	Type:

PREVIOUS OWNER

Owner 1:	TORRICO VICTORINE -	
Owner 2:	TORRICO JAMES -	
Street 1:	4 CROSS ROAD	
Twn/City:	MT WASHINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01258	Type:

NARRATIVE DESCRIPTION

This Parcel contains 22. ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1985, Having Primarily LOGS Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 1 3/4 Baths, 6 Rooms, and 4 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		130680		SQUARE FE SITE			0	1.11	1.000	MW									145,055						145,100	
101	ONE FAM		19		ACRES EXCESS			0	3,500.	1.000	MW									66,500						66,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	239,800	38,700	22.000	211,600	490,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 244.27						/Parcel: 244.27	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	239,800	38700	12.5	178,400	456,900	456,900	YER	11/15/2018
2018	101	FV	239,800	38700	12.5	178,400	456,900	456,900	YER	1/26/2018
2017	101	FV	228,400	38700	12.5	178,400	445,500	445,500	Year End Roll	5/5/2017
2016	101	FV	234,500	38700	12.5	178,400	451,600	451,600	Year End Roll	2/11/2016
2015	101	FV	240,300	37100	12.5	183,600	461,000	461,000	year end roll	1/15/2015
2014	101	FV	240,300	31700	12.5	183,600	455,600	455,600	Year End	8/7/2014
2013	101	FV	241,500	32800	12.5	183,600	457,900	457,900	COMMITMENT	5/30/2013
2012	101	FV	247,200	33600	12.5	183,600	464,400	464,400	final value	1/12/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TORRICO VICTORI GARRETT	2492-184		9/13/2018	CONVIENCE		0 No	No			
	615-167		10/13/1986			0 No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/28/1999	012	MANUAL	20,000	C				GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2014	PERMIT VISIT	500	BOA
3/26/2011	INSPECTED	500	BOA
12/8/2009	MEAS+INSPCTD	317	LISA QUACKEN
6/15/2002	MEAS+INSPCTD	500	BOA
5/16/2000	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	22.00000	Total SF/SM:	958320.00	Parcel LUC:	101 ONE FAM	Prime NB Desc:	MT WASH	Total:	211,555	SpI Credit:		Total:	211,600
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GENERAL INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	10 - LOGS
Sec Wall:	%
Roof Struct:	3 - GAMBREL
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)	
Year Blt:	1985 Eff Yr Blt:	
Alt LUC:	Alt %:	
Jurisdct:	Fact:	
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1 - DRYWALL	
Sec Int Wall:	%	
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:	%	
Bsmnt Flr:	12 - CONCRETE	
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	9 - WOOD/COMBO	
Heat Type:	3 - FORCED H/W	
# 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
45	GAR,HI	A	Y	1	40X40	G	GD	1999	19.67	T	7	101			29,300		29,300
2	SHED/FR	A	Y	1	12X16	G	GD	1999	4.40	T	25	101			600		600
40	LEAN-TO	A	Y	1	12X24	F	GD	1999	3.73	T	25	101			800		800
40	LEAN-TO	D	Y	1	10X30	A	GD	2004	4.08	T	25	101			900		900
MN	PAVILLION	D	Y	1	18X33	A	GD	2013	12.00	T	0	101			7,100		7,100

More: N	Total Yard Items: 38,700	Total Special Features:	Total: 38,700
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BATH FEATURES

Full Bath:	1 Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	1 Rating: AVERAGE
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

OTHER FEATURES

Kits:	1 Rating: AVERAGE
A Kits:	Rating:
Frpl:	1 Rating: AVERAGE
WSFlue:	Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	23.0 %
Functional:	P - XS DPR	2.0 %
Economic:		%
Special:		%
Override:		%
Total:		24.74 %

CALC SUMMARY

Basic \$ / SQ:	104.00
Size Adj.:	0.98456943
Const Adj.:	1.01969194
Adj \$ / SQ:	104.412
Other Features:	17400
Grade Factor:	1.12
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	318695
Depreciation:	78845
Depreciated Total:	239850

COMMENTS

CATH CEILING

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: 6	BRs: 4	Baths: 1 HB

REMODELING

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

RES BREAKDOWN

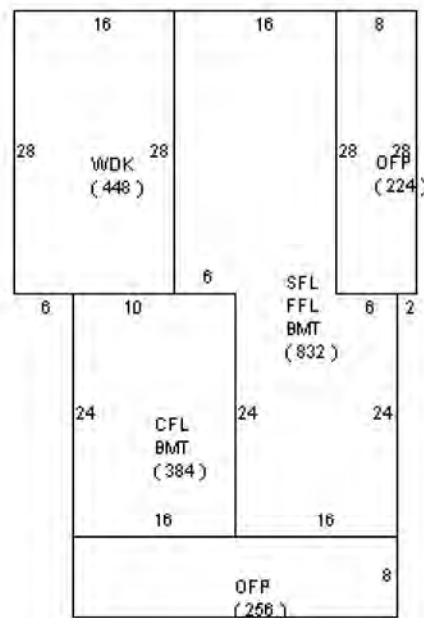
No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			AvRate:	Ind.Val
Juris. Factor:			Val/Su Fin:	119.54
Special Features:	0		Val/Su Net:	57.78
Final Total:	239800		Val/Su SzAd	119.52

PARCEL ID 905

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,216	31.320	38,089	
FFL	1ST FLOOR	832	104.410	86,870	
SFL	2ND FLOOR	790	99.190	78,401	
OPF	OPEN PORCH	480	11.780	5,655	
WDK	WOOD DECK	448	8.230	3,688	
CFL	CATHEDRAL	384	106.500	40,896	
Net Sketched Area:		4,150	Total:	253,599	
Size Ad	2006.3999	Gross Area	4192	FinArea	2006

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Type	Qu	# Ten
SFL	95				0

IMAGE

AssessPro Patriot Properties, Inc

