



**Patriot**  
 Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	TORRICO THOMAS J		
Owner 2:	TORRICO CATHY M		
Owner 3:			
Street 1:	63 WEST ST		
Street 2:			
Twn/City:	MT WASHINGTON		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	01258	Type:	

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 14. ACRES of land mainly classified as UNDEV

**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
132	UNDEV		14		ACRES	EXCESS		0	3,500.	1.000	MW									49,000						49,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			14.000	49,000	49,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: N/A			/Parcel: N/A	Land Unit Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	132	FV		0	14.	49,000	49,000	49,000	YER	11/15/2018
2018	132	FV		0	14.	49,000	49,000	49,000	YER	1/26/2018
2017	132	FV		0	14.	49,000	49,000	49,000	Year End Roll	5/5/2017
2016	132	FV		0	14.	49,000	49,000	49,000	Year End Roll	2/11/2016
2015	132	FV		0	14.	49,000	49,000	49,000	year end roll	1/15/2015
2014	132	FV		0	14.	49,000	49,000	49,000	Year End	8/7/2014
2013	132	FV		0	14.	49,000	49,000	49,000	COMMITMENT	5/30/2013
2012	132	FV		0	14.	49,000	49,000	49,000	final value	1/12/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	14.00000	Total SF/SM:	609840.00	Parcel LUC:	132 UNDEV	Prime NB Desc:	MT WASH	Total:	49,000	SpI Credit:		Total:	49,000
--------------	----------	--------------	-----------	-------------	-----------	----------------	---------	--------	--------	-------------	--	--------	--------

