



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

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

PREVIOUS OWNER

Owner 1:	PAYNE GEORGE N -
Owner 2:	-
Street 1:	EAST ST
Twn/City:	Mount Washington
St/Prov:	MA Cntry
Postal:	01258

NARRATIVE DESCRIPTION

This Parcel contains 8.5 ACRES of land mainly classified as LAND

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
130	LAND		130680		SQUARE FE SITE			0	1.11	1.000	MW									145,055						145,100	
130	LAND		5.5		ACRES EXCESS			0	3,500.	1.000	MW									19,250						19,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			8.500	164,400	164,400		
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	130	FV		0	8.5	164,400	164,400	164,400	YER	11/15/2018
2018	130	FV		0	8.5	164,400	164,400	164,400	YER	1/26/2018
2017	130	FV		0	8.5	164,400	164,400	164,400	Year End Roll	5/5/2017
2016	130	FV		0	8.5	164,400	164,400	164,400	Year End Roll	2/11/2016
2015	130	FV		0	8.5	169,600	169,600	169,600	year end roll	1/15/2015
2014	130	FV		0	8.5	169,600	169,600	169,600	Year End	8/7/2014
2013	130	FV		0	8.5	169,600	169,600	169,600	COMMITMENT	5/30/2013
2012	130	FV		0	8.5	169,600	169,600	169,600	final value	1/12/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PAYNE GEORGE N, GARRETT	1426-44		5/29/2003	DIVORCE/COUR	75000	Yes	No			
	1351-126		9/26/2002	FAMILY	75000	Yes	No			

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:	8.50000	Total SF/SM:	370260.00	Parcel LUC:	130 LAND	Prime NB Desc:	MT WASH	Total:	164,305	SpI Credit:		Total:	164,400
--------------	---------	--------------	-----------	-------------	----------	----------------	---------	--------	---------	-------------	--	--------	---------

