



Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		GARRETT FARMS RD, MOUNT WASH

OWNERSHIP

Owner 1:	GARRETT FARMS ASSOCIATION
Owner 2:	C/O PAMELA TILLINGHAST-
Owner 3:	DUBITSKY, TREASURER
Street 1:	15 Park AVE
Street 2:	
Twn/City:	LARCHMONT
St/Prov:	NY Cntry Own Occ:
Postal:	10538-4221 Type:

PREVIOUS OWNER

Owner 1:	GARRETT FARMS ASSOCIATION -
Owner 2:	C/O PAMELA TILLINGHAST - -
Street 1:	15 Park AVE
Twn/City:	LARCHMONT
St/Prov:	NY Cntry
Postal:	10538-4221

NARRATIVE DESCRIPTION

This Parcel contains 7.502 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		7.502		ACRES	EXCESS		0	3,500.	1.000	MW									26,257						26,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			7.502	26,300	26,300		
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	7.502	26,300	26,300	26,300	YER	11/15/2018
2018	132	FV		0	7.502	26,300	26,300	26,300	YER	1/26/2018
2017	132	FV		0	7.502	26,300	26,300	26,300	Year End Roll	5/5/2017
2016	132	FV		0	7.502	26,300	26,300	26,300	Year End Roll	2/11/2016
2015	132	FV		0	7.502	26,300	26,300	26,300	year end roll	1/15/2015
2014	132	FV		0	7.502	26,300	26,300	26,300	Year End	8/7/2014
2013	132	FV		0	7.502	26,300	26,300	26,300	COMMITMENT	5/30/2013
2012	132	FV		0	7.502	26,300	26,300	26,300	final value	1/12/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GARRETT FARMS A	2509-200		12/13/2018	CONVIENCE		1 No	No			
GARRETT FARMS A	1453-177		8/12/2003	FAMILY	15000	No	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:	7.50200	Total SF/SM:	326787.13	Parcel LUC:	132 UNDEV	Prime NB Desc	MT WASH	Total:	26,257	SpI Credit		Total:	26,300
--------------	---------	--------------	-----------	-------------	-----------	---------------	---------	--------	--------	------------	--	--------	--------

