



**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City     |
|-----|--------|---------------------------|
| 123 |        | EAST ST, MOUNT WASHINGTON |

**OWNERSHIP**

|           |                 |       |          |
|-----------|-----------------|-------|----------|
| Owner 1:  | TOMICH MARK G   |       |          |
| Owner 2:  | TOMICH SUSAN J  |       |          |
| Owner 3:  |                 |       |          |
| Street 1: | 123 East Street |       |          |
| Street 2: |                 |       |          |
| Twn/City: | Mt. Washington  |       |          |
| St/Prov:  | MA              | Cntry | Own Occ: |
| Postal:   | 01258           | Type: |          |

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 5.241 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2016, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 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     |          | 2.241       |                    | ACRES EXCESS   |           |           | 0          | 3,500.     | 1.000 | MW    |            |           |        |   |        |   |        |   | 7,843           |           |   |           |        |      | 7,800     |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                              | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101                                   | 450,200        |            | 5.241     | 152,900    | 603,100     |                   |           |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                          |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: 271.21 |                |            |           |            |             | /Parcel: 271.21   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2019   | 101 | FV  | 450,200    | 0         | 5.241     | 152,900    | 603,100     | 603,100       | YER           | 11/15/2018 |
| 2018   | 101 | FV  | 445,700    | 0         | 5.241     | 152,900    | 598,600     | 598,600       | YER           | 1/26/2018  |
| 2017   | 101 | FV  | 214,300    | 0         | 5.241     | 152,900    | 367,200     | 367,200       | Year End Roll | 5/5/2017   |
| 2016   | 130 | FV  |            | 0         | 5.241     | 152,900    | 152,900     | 152,900       | Year End Roll | 2/11/2016  |
| 2015   | 130 | FV  |            | 0         | 5.241     | 158,100    | 158,100     | 158,100       | year end roll | 1/15/2015  |
| 2014   | 130 | FV  |            | 0         | 5.241     | 158,100    | 158,100     | 158,100       | Year End      | 8/7/2014   |
| 2013   | 130 | FV  |            | 0         | 5.241     | 158,100    | 158,100     | 158,100       | COMMITMENT    | 5/30/2013  |
| 2012   | 130 | FV  |            | 0         | 5.241     | 158,100    | 158,100     | 158,100       | final value   | 1/12/2012  |

**SALES INFORMATION**

| Grantor       | Legal Ref | Type | Date     | Sale Code    | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|---------------|-----------|------|----------|--------------|------------|----|-----|-------|-----------------|-------|
| TORRICO BRIAN | 1925-270  |      | 7/1/2009 | PRIVATE SALE | 100000     | No | No  |       |                 |       |

**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          |
| 7/16/2016 | MEAS+INSPCTD | 317 | LISA QUACKEN |

Sign: VERIFICATION OF VISIT NOT DATA

|              |         |              |           |             |             |               |         |        |         |            |  |        |         |
|--------------|---------|--------------|-----------|-------------|-------------|---------------|---------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 5.24100 | Total SF/SM: | 228297.97 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | MT WASH | Total: | 152,898 | SpI Credit |  | Total: | 152,900 |
|--------------|---------|--------------|-----------|-------------|-------------|---------------|---------|--------|---------|------------|--|--------|---------|

EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORY, Sty Ht: 1T - 1T, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: BROWN, View / Desir: %

BATH FEATURES

Table with bath features: Full Bath: 2, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: GOOD, A HBth: , Rating: , OthrFix: , Rating: %

COMMENTS

NC= RECK 6/18 FOR SIDING/DECKS.

RESIDENTIAL GRID

Table with residential grid details: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs: , BRs: , Baths: 2, HB 1

GENERAL INFORMATION

Table with general info: Grade: B - GOOD, Year Blt: 2016, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj: %

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name: %

INTERIOR INFORMATION

Table with interior info: 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: 2 - GOOD, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: , % Sprinkled: %

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 0.0%, Functional: %, Economic: %, Special: NC - NEWCON, 1.0%, Override: %, Total: 1%

REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: %

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 107.00, Size Adj.: 0.97141653, Const Adj.: 1.02010000, Adj \$ / SQ: 106.031, Other Features: 23058, Grade Factor: 1.40, Neighborhood Inf: 1.04999995, LUC Factor: , Adj Total: 454782, Depreciation: 4548, Depreciated Total: 450234

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin: 202.43, Special Features: 0, Val/Su Net: 104.77, Final Total: 450200, Val/Su SzAd: 202.45

SPEC FEATURES/YARD ITEMS

Table with 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

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

10 0 12A

Summary row: More: N, Total Yard Items: , Total Special Features: , Total: %