

Town of Mount Washingt



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		PLANTIAN POND RD, MOUNT WASHI

OWNERSHIP

Owner 1:	OBROCK WILLIAM
Owner 2:	
Owner 3:	
Street 1:	25 MILINA DR
Street 2:	
Twn/City:	EASTHAMPTON
St/Prov:	NY Cntry Own Occ: N
Postal:	11937 Type:

PREVIOUS OWNER

Owner 1:	GREEN BENJAMIN -
Owner 2:	GREEN CAROL -
Street 1:	2257 ASH ST
Twn/City:	DENVER
St/Prov:	CO Cntry
Postal:	80207

NARRATIVE DESCRIPTION

This Parcel contains 2.395 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1960, Having Primarily TEX 111 Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		104326.2		SQUARE FESITE			0	1.11	1.202	MW									139,204						139,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	112,600		2.395	139,200	251,800
Total Card	112,600		2.395	139,200	251,800
Total Parcel	112,600		2.395	139,200	251,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	229.74	/Parcel:	229.74

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	112,600	0	2.395	139,200	251,800	251,800	YER	1/26/2018
2017	101	FV	107,200	0	2.395	139,200	246,400	246,400	Year End Roll	5/5/2017
2016	101	FV	112,500	0	2.395	139,200	251,700	251,700	Year End Roll	2/11/2016
2015	101	FV	112,500	0	2.724	147,500	260,000	260,000	year end roll	1/15/2015
2014	101	FV	112,500	0	2.724	147,500	260,000	260,000	Year End	8/7/2014
2013	101	FV	111,300	0	2.724	147,500	258,800	258,800	COMMITMENT	5/30/2013
2012	101	FV	111,400	0	2.724	147,500	258,900	258,900	final value	1/12/2012
2011	101	FV	111,400	0	2.724	147,500	258,900	258,900	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GREEN BENJAMIN,	2322-260		9/11/2015	OTHER	173000	No	No			HARDSHIP SALE, OWNERS IN A RUSH TO
GREEN BENJAMIN,	1552-345		8/10/2004	CONVIENCE	0	No	No			
MCMANUS THOMAS	1202 22		9/14/2000	OTHER	125000	No	No			
	488-39		2/6/1963		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/1/1996		MANUAL	800					HIP ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2011	MEASURED	316	EVAN

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.39500	Total SF/SM:	104326.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	139,204	SpI Credit	Total:	139,200
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EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	9 - CRAWL SP
Frame:	1 - WOOD
Prime Wall:	19 - TEX 111
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	BLUE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1960 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	4 - SOLID WOOD
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	4 - CARPET 50 %
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	3 - ELECTRIC
Heat Type:	6 - ELECTRC BB
# 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

More: N	Total Yard Items: 0	Total Special Features: 0	Total: 0
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	25.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		25.2 %

CALC SUMMARY

Basic \$ / SQ:	96.00
Size Adj.:	1.09635043
Const Adj.:	0.99940008
Adj \$ / SQ:	105.187
Other Features:	8700
Grade Factor:	1.12
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	150510
Depreciation:	37928
Depreciated Total:	112581

COMMENTS

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:	4 BRs:	2 Baths:	1 HB

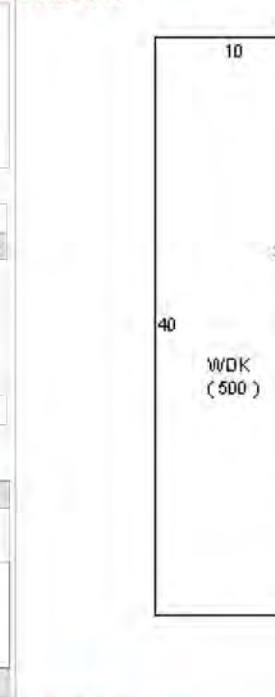
REMODELING RES BREAKDOWN

	No Unit	RMS	BRS	FL
Exterior:				
Interior:	1	4	2	1
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	4	2	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Val/Su Fin:	102.74		
Special Features: 0	Val/Su Net:	70.55		
Final Total:	112600	Val/Su SzAd	102.74	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,096	105.190	115,284	
WDK	WOOD DECK	500	8.000	4,000	
Net Sketched Area:		1,596	Total:	119,284	
Size Ad	1096	Gross Area	1596	FinArea	1096

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc