

Town of Mount Washingt



PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		PLANTAIN POND RD, MOUNT WASHI

OWNERSHIP

Owner 1:	LOVEJOY JAMES R
Owner 2:	DAWSON ELEANOR
Owner 3:	
Street 1:	PO BOX 1275
Street 2:	
Twn/City:	SHEFFIELD
St/Prov:	MA Cntry Own Occ: Y
Postal:	01257 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 20. ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORY Building Built about 1989, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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		17		ACRES EXCESS			0	3,500.	1.000	MW									59,500						59,500	

Total AC/HA:	20.00000	Total SF/SM:	871200.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	204,555	SpI Credit	Total:	204,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	366,500	200	20.000	204,600	571,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 219.06						/Parcel: 219.06	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	366,500	200	20.	204,600	571,300	571,300	YER	1/26/2018
2017	101	FV	441,900	200	20.	204,600	646,700	646,700	Year End Roll	5/5/2017
2016	101	FV	394,200	200	20.	204,600	599,000	599,000	Year End Roll	2/11/2016
2015	101	FV	398,800	200	20.	209,800	608,800	608,800	year end roll	1/15/2015
2014	101	FV	398,800	200	20.	209,800	608,800	608,800	Year End	8/7/2014
2013	101	FV	397,600	200	20.	209,800	607,600	607,600	COMMITMENT	5/30/2013
2012	101	FV	387,900	300	20.	209,800	598,000	598,000	final value	1/12/2012
2011	101	FV	387,900	300	20.	209,800	598,000	598,000	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	669-71		4/29/1988	CHD>SALE	110000	Yes	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2017	INSPECTED	317	LISA QUACKEN
10/26/2011	MEASURED	316	EVAN

Sign: VERIFICATION OF VISIT NOT DATA

Parcel ID 9 0 34A

PRINT

Date	Time
07/02/19	17:23:49

LAST REV

Date	Time
06/10/18	17:01:15

apro

282

PAT ACCT.

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORY
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	1
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	OLIVE
View / Desir:	

**GENERAL INFORMATION**

Grade:	B+ - GOOD (+)
Year Blt:	1989
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Hw/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	1
Partition:	T - TYPICAL
Prim Floors:	1 - PLYWOOD
Sec Floors:	3 - HARDWOOD 20%
Bsmnt Flr:	12 - CONCRETE
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wal:	

Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% 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
2	SHED/FR		D	Y	1 8X16	F	FR	1988	3.40	T	45	101				200			200

More:	N	Total Yard Items:	200	Total Special Features:		Total:	200
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**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average	20.00%
Functional:	P - XS DPR	15.00%
Economic:		
Special:		
Override:		
<b>Total:</b>		<b>32.17%</b>

**CALC SUMMARY**

Basic \$ / SQ:	107.00
Size Adj.:	0.95352763
Const Adj.:	0.97970003
Adj \$ / SQ:	99.956
Other Features:	19100
Grade Factor:	1.57
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	540260
Depreciation:	173802
Depreciated Total:	366459

**COMMENTS**

P= INCOMPLETEION NO PLANS TO FINISH.

**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												
<b>Totals</b>	<b>RMs:</b>	<b>7</b>	<b>BRs:</b>	<b>3</b>	<b>Baths:</b>	<b>1</b>	<b>HB</b>	<b>1</b>				

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

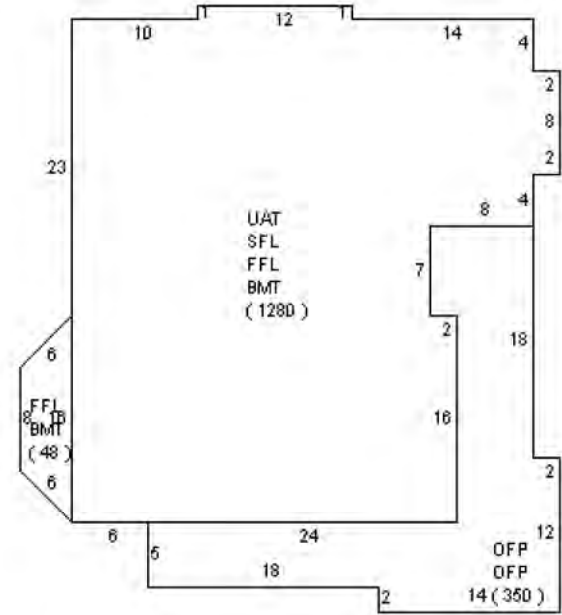
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	3	1
<b>Totals</b>			
1	7	3	1

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Val/Su Fin:	140.53		
Special Features: 0	Val/Su Net:	72.09		
Final Total: 366500	Val/Su SzAd:	140.53		

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,328	29.990	39,823	
FFL	1ST FLOOR	1,328	99.960	132,742	
SFL	2ND FLOOR	1,280	94.960	121,547	
OFF	OPEN PORCH	700	11.140	7,800	
UAT	UNF ATTIC	448	14.990	6,717	
<b>Net Sketched Area:</b>				<b>5,084</b>	
<b>Total:</b>				<b>308,629</b>	
<b>Size Ad</b>	<b>2608</b>	<b>Gross Area</b>	<b>5916</b>	<b>FinArea</b>	<b>2608</b>

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**



AssessPro Patriot Properties, Inc