



PROPERTY LOCATION

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

OWNERSHIP

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

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 12.5 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1985, Having Primarily LOGS Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 1 3/4 Baths, 6 Rooms, and 4 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		9.5		ACRES EXCESS			0	3,500.	1.000	MW									33,250						33,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	239,800	38,700	12.500	178,400	456,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 227.72						/Parcel: 227.72	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	239,800	38700	12.5	178,400	456,900	456,900	YER	1/26/2018
2017	101	FV	228,400	38700	12.5	178,400	445,500	445,500	Year End Roll	5/5/2017
2016	101	FV	234,500	38700	12.5	178,400	451,600	451,600	Year End Roll	2/11/2016
2015	101	FV	240,300	37100	12.5	183,600	461,000	461,000	year end roll	1/15/2015
2014	101	FV	240,300	31700	12.5	183,600	455,600	455,600	Year End	8/7/2014
2013	101	FV	241,500	32800	12.5	183,600	457,900	457,900	COMMITMENT	5/30/2013
2012	101	FV	247,200	33600	12.5	183,600	464,400	464,400	final value	1/12/2012
2011	101	FV	242,100	33600	12.5	183,600	459,300	459,300	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GARRETT	615-167		10/13/1986			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/28/1999	012	MANUAL	20,000	C				GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2014	PERMIT VISIT	500	BOA
3/26/2011	INSPECTED	500	BOA
12/8/2009	MEAS+INSPCTD	317	LISA QUACKEN
6/15/2002	MEAS+INSPCTD	500	BOA
5/16/2000	MEAS+INSPCTD	500	BOA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 12.50000	Total SF/SM: 544500.00	Parcel LUC: 101 ONE FAM	Prime NB Desc MT WASH	Total: 178,305	SpI Credit	Total: 178,400
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Type: 6	- COLONIAL
Sty Ht: 2	- 2
(Liv) Units: 1	Total: 1
Foundation: 1	- CONCRETE
Frame: 1	- WOOD
Prime Wall: 10	- LOGS
Sec Wall: %	
Roof Struct: 3	- GAMBREL
Roof Cover: 1	- ASPHALT
Color:	
View / Desir:	

Grade: C+	- AVG. (+)
Year Blt: 1985	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

Avg H/WFL:	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: 3	- TYPICAL
Insulation: 2	- TYPICAL
Int vs Ext: S	
Heat Fuel: 9	- WOOD/COMBO
Heat Type: 3	- FORCED H/W
# Heat Sys: 1	
% Heated: 100	% AC:
Solar HW: NO	Central Vac: NO
% Com Wal:	% Sprinkled

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

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

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

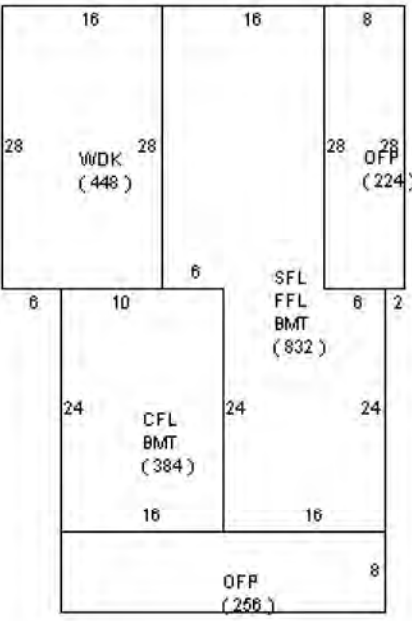
Basic \$ / SQ:	104.00
Size Adj.:	0.98456943
Const Adj.:	1.01969194
Adj \$ / SQ:	104.412
Other Features:	17400
Grade Factor:	1.12
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	318695
Depreciation:	78845
Depreciated Total:	239850

CATH CEILING

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: 6		BRs: 4		Baths: 1		HB				

REMODELING		RES BREAKDOWN			
Exterior:		No Unit	RMS	BRS	FL
Interior:		1	6	4	M
Additions:					
Kitchen:					
Baths:					
Plumbing:					
Electric:					
Heating:					
General:					
Totals		1	6	4	

CALC SUMMARY		COMPARABLE SALES		
Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Val/Su Fin:	119.54		
Special Features: 0	Val/Su Net:	57.78		
Final Total: 239800	Val/Su SzAd	119.52		



SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	BASEMENT	1,216	31.320	38,089	SFL	95				0
FFL	1ST FLOOR	832	104.410	86,870						
SFL	2ND FLOOR	790	99.190	78,401						
OPF	OPEN PORCH	480	11.780	5,655						
WDK	WOOD DECK	448	8.230	3,688						
CFL	CATHEDRAL	384	106.500	40,896						
Net Sketched Area: 4,150		Total:		253,599						
Size Ad	2006.3999	Gross Area	4192	FinArea	2006					

SPEC FEATURES/YARD ITEMS														PARCEL ID 905				
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
45	GAR,HI	A	Y	1	40X40	G	GD	1999	19.67	T	7	101			29,300			29,300
2	SHED/FR	A	Y	1	12X16	G	GD	1999	4.40	T	25	101			600			600
40	LEAN-TO	A	Y	1	12X24	F	GD	1999	3.73	T	25	101			800			800
40	LEAN-TO	D	Y	1	10X30	A	GD	2004	4.08	T	25	101			900			900
MN	PAVILLION	D	Y	1	18X33	A	GD	2013	12.00	T	0	101			7,100			7,100



More: N	Total Yard Items: 38,700	Total Special Features:	Total: 38,700
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AssessPro Patriot Properties, Inc