



PROPERTY LOCATION

No	Alt No	Direction/Street/City
141		EAST ST, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	MENDELSON ERIC, J
Owner 2:	
Owner 3:	
Street 1:	141 EAST ST
Street 2:	
Twn/City:	MOUNT WASHINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	01258 Type:

PREVIOUS OWNER

Owner 1:	BUOTE GERALD W -
Owner 2:	BUOTE ARLENE -
Street 1:	597 RIVER RD
Twn/City:	NEWBURGH
St/Prov:	NY Cntry
Postal:	12550

NARRATIVE DESCRIPTION

This Parcel contains 12.553 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2006, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 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		9.553		ACRES	EXCESS		0	3,500.	1.000	MW									33,436						33,400	
101	ONE FAM		310		FRONT FEE	EXCESS		0	0.	0.000	MW																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	443,300	300	12.553	178,500	622,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:						/Parcel:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	511,900	300	12.553	178,500	690,700	690,700	YER	1/26/2018
2017	101	FV	482,600	300	12.553	178,500	661,400	661,400	Year End Roll	5/5/2017
2016	101	FV	424,900	300	12.553	178,500	603,700	603,700	Year End Roll	2/11/2016
2015	101	FV	434,100	400	12.553	183,700	618,200	618,200	year end roll	1/15/2015
2014	101	FV	434,100	400	12.553	183,700	618,200	618,200	Year End	8/7/2014
2013	101	FV	453,700	400	12.553	183,700	637,800	637,800	COMMITMENT	5/30/2013
2012	101	FV	463,000	400	12.553	183,700	647,100	647,100	final value	1/12/2012
2011	101	FV	463,000	0	12.553	183,700	646,700	646,700	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BUOTE GERALD W,	2457-320		1/30/2018		560000	No	No			
BUOTE GERALD W,	2032-131		1/3/2011	CONVIENCE	0	No	No			
DELAINI EUGENE	1607-212		4/14/2005		220000	Yes	No			
GARRETT	1362-49		11/1/2002		150648	Yes	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	FIELDREV CHG	317	LISA QUACKEN
11/17/2011	MEASURED	316	EVAN
10/19/2007	MEASURED	105	DUANE ADAMS

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	12.55300	Total SF/SM:	546808.69	Parcel LUC:	101 ONE FAM	Prime NB Desc	MT WASH	Total:	178,490	Spl Credit	Total:	178,500
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EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:	BROWN	
View / Desir:		

GENERAL INFORMATION

Grade:	B	- GOOD	
Year Blt:	2006	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

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:			
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
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
2	SHED/FR	D	Y	1	10X10	A	GD	2009	4.00	T	15	101				300			300

More:	N	Total Yard Items:	300	Total Special Features:		Total:	300
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AG - Avg-Good	6.8%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		6.8%

CALC SUMMARY

Basic \$ / SQ:	107.00
Size Adj.:	0.97016025
Const Adj.:	1.02010000
Adj \$ / SQ:	105.894
Other Features:	24161
Grade Factor:	1.40
Neighborhood Inf:	1.04999995
LUC Factor:	
Adj Total:	475674
Depreciation:	32346
Depreciated Total:	443329

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: 6	BRs: 3	Baths: 2	HB: 1

REMODELING

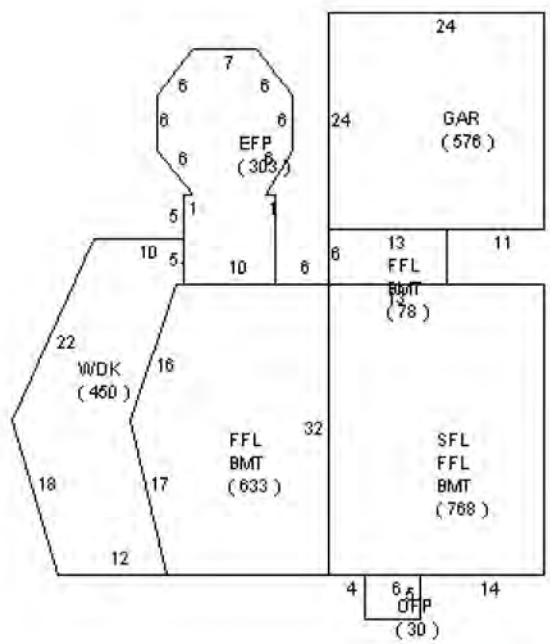
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	197.29	
Special Features:	0	Val/Su Net:	87.18	
Final Total:	443300	Val/Su SzAd	197.29	

PARCEL ID 9 0 6D**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,479	31.770	46,985	
FFL	1ST FLOOR	1,479	105.890	156,617	
SFL	2ND FLOOR	768	100.600	77,260	
GAR	GARAGE	576	13.540	7,798	
WDK	WOOD DECK	450	8.220	3,700	
EFP	ENCL PORCH	303	20.750	6,287	
OFP	OPEN PORCH	30	26.000	780	
Net Sketched Area:		5,085	Total:	299,427	
Size Ad	2247	Gross Area	5085	FinArea	2247

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE**AssessPro** Patriot Properties, Inc