



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		WEST ST, MOUNT WASHINGTON

OWNERSHIP

Owner 1:	MEYER SCOTT A
Owner 2:	MEYER MARY CATHLEEN
Owner 3:	
Street 1:	198 MILLWOOD RD
Street 2:	
Twn/City:	CHAPPAQUA
St/Prov:	NY Cntry Own Occ:
Postal:	10514 Type:

PREVIOUS OWNER

Owner 1:	SAUL DENNIS R -
Owner 2:	-
Street 1:	85 WEST STREET
Twn/City:	MT. WASHINGTON
St/Prov:	MA Cntry
Postal:	01258

NARRATIVE DESCRIPTION

This Parcel contains 29.399 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2003, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 Influ	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		26.399		ACRES	EXCESS		0	3,500.	1.000	MW									92,397						92,400	
101	ONE FAM		821		FRONT FE	SITE		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	789,200		29.399	237,500	1,026,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 243.64						/Parcel: 243.64	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	789,200	0	29.399	237,500	1,026,700	1,026,700	YER	1/26/2018
2017	101	FV	739,700	0	29.399	237,500	977,200	977,200	Year End Roll	5/5/2017
2016	101	FV	637,300	0	29.399	237,500	874,800	874,800	Year End Roll	2/11/2016
2015	101	FV	644,100	0	29.399	242,700	886,800	886,800	year end roll	1/15/2015
2014	101	FV	644,100	0	29.399	242,700	886,800	886,800	Year End	8/7/2014
2013	101	FV	647,700	0	29.399	242,700	890,400	890,400	COMMITMENT	5/30/2013
2012	101	FV	488,300	0	29.399	242,700	731,000	731,000	final value	1/12/2012
2011	101	FV	488,300	0	29.399	242,700	731,000	731,000	2011 FV	8/26/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SAUL DENNIS R,	5-84		12/21/2017	MULTI PCL	990000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2011	MEAS+INSPCTD	317	LISA QUACKEN

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	29.39900	Total SF/SM:	1280620.50	Parcel LUC:	101 ONE FAM	Prime NB Desc:	MT WASH	Total:	237,451	SpI Credit:		Total:	237,500
--------------	----------	--------------	------------	-------------	-------------	----------------	---------	--------	---------	-------------	--	--------	---------

EXTERIOR INFORMATION

Type: 9 - CONTEMPORY
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: A- - V GOOD-
Year Blt: 2003 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: S
Heat Fuel: 1 - OIL
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
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	--------------

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond: VG - Very Good 4.6%
Functional: %
Economic: %
Special: %
Override: %
Total: 4.6%

CALC SUMMARY

Basic \$ / SQ: 107.00
Size Adj.: 0.92238605
Const Adj.: 1.02010000
Adj \$ / SQ: 100.679
Other Features: 40750
Grade Factor: 1.76
Neighborhood Inf: 1.04999995
LUC Factor:
Adj Total: 827220
Depreciation: 38052
Depreciated Total: 789168

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: 8 BRs: 3 Baths: 1 HB 1

REMODELING

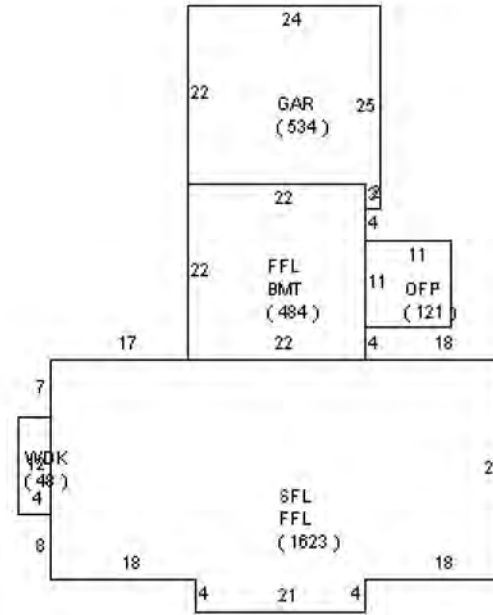
Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:		Val/Su Fin:	187.28	
Special Features: 0		Val/Su Net:	160.50	
Final Total: 789200		Val/Su SzAd:	211.58	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,107	100.680	212,131
SFL	2ND FLOOR	1,623	95.650	155,232
GAR	GARAGE	534	13.780	7,357
BMT	BASEMENT	484	60.410	29,237
OFP	OPEN PORCH	121	17.810	2,155
WDK	WOOD DECK	48	16.000	768
Net Sketched Area: 4,917		Total:		406,880
Size Ad	3730 Gross Area	4917 FinArea	4214	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100		

IMAGE
