Property Location: 163 LINCOLN AVE | MAP ID: 11C/ / 76/ / | Bldg Name: | State Use: 1040

Vision ID: 2216 | Account # 1467 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 11/22/2006 11:28

CURRENT OWNER

AGARD, ROBERT M & PHYLLIS F
C/O KRAUSE, RHETT D & SUSAN A
9 CEDAR RIDGE

SOUTH HADLEY, MA 01075
Additional Owners:

TOPO. / UTILITIES / STRT./ROAD / LOCATION

2	Public Water
3	Public Sewer

SUPPLEMENTAL DATA

Other ID: 11C000076
Calc Frontag 104.1
Owner Occupi YES
APR PARCELS

Precinct
Units

GIS ID: 11C-76

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1040	190,200	190,200
RES LAND	1040	179,000	179,000
RESIDNTL	1040	2,600	2,600
Total		371,800	371,800

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
KRAUSE, RHETT D & SUSAN A	8770/ 126	06/27/2006	U	I	281,000	1A
AGARD, ROBERT M & PHYLLIS F	1520/ 7	01/01/1967			0	
AGARD, ANNIE S	1389/ 195	01/01/1962			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	1050	201,400	2005	1050	201,700	2004	1050	178,300
2006	1050	179,000	2005	1050	135,500	2004	1050	115,600
2006	1050	2,600	2005	1050	2,600	2004	1050	2,600
	Total:	383,000		Total:	339,800		Total:	296,500

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
CE/A				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	187,500
Appraised XF (B) Value (Bldg)	2,700
Appraised OB (L) Value (Bldg)	2,600
Appraised Land Value (Bldg)	179,000
Special Land Value	0
Total Appraised Parcel Value	371,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**371,800**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD07-0091	08/01/2006	RE	Remodel	4,500		0		METAL ROOF ON BAR
BLD06-866	05/10/2006	RE	Remodel	12,000		0		NEW FOUNDATION/LC
ZBA06-020	11/17/2005	RE	Remodel	0		0		CHG 3 FAM TO 2 FAM,
PLM03-335	03/12/2003	PL	Plumbing	0		0		KITCHEN SINK

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
7/10/2006			LT	04	Building Permit Review Es
10/18/2005			RD	15	DRIVE BY FIELD REVIE
6/29/2000			DB	00	Measur+Listed
7/1/1993			DC		

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	1040	TWO FAMILY MDL-01	RG10				12,000	SF	8.88	1.45	8	1.0000	1.00	CE	1.15			14.81	177,700
1	1040	TWO FAMILY MDL-01	RG11				16,250	SF	0.07	1.00	0	1.0000	1.00	CE	1.15			0.08	1,300

Total Card Land Units: 0.65 AC | Parcel Total Land Area: 0.65 AC | Total Land Value: 179,000

Property Location: 163 LINCOLN AVE **MAP ID:** 11C/ / 76/ / **Bldg Name:** **State Use:** 1040

Vision ID: 2216 **Account #** 1467 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/22/2006 11:28

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	10		Family Duplex
Model	01		Residential
Grade	26		Grade = 130%
Stories	2		2 Stories
Occupancy	3		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
Interior Wall 2			
Interior Flr 1	05		Vinyl/Asphalt
Interior Flr 2			
Heat Fuel	03		Gas
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	06		6 Bedrooms
Total Bthrms	3		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	10		10 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
Foundation			

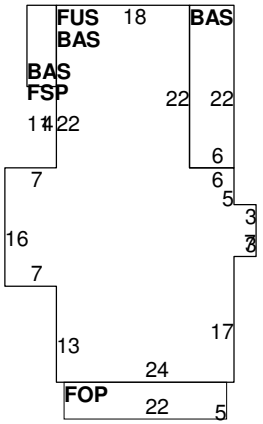
MIXED USE

Code	Description	Percentage
1040	TWO FAMILY MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	99.40
Section. RCN:	279,805
Net Other Adj:	0.00
Replace Cost	279,805
AYB	1900
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	33
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	67
Apprais Val	187,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

FOP[60]
UBM[1297]



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BRN3	1 STORY W/LC			L	400	13.00	1900		0		50	2,600
FPL3	FIREPLACE 2			B	1	4,000.00	1972		1		100	2,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,401	1,401	1,401	99.40	139,257
FOP	Porch, Open, Finished	0	170	34	19.88	3,380
FSP	Porch, Screen, Finished	0	44	18	40.66	1,789
FUS	Upper Story, Finished	1,103	1,225	1,103	89.50	109,636
UBM	Basement, Unfinished	0	1,297	259	19.85	25,744
	Ttl. Gross Liv/Lease Area:	2,504	4,137	2,815		279,805