Property Location: 31 WILDWOOD LN | **MAP ID:** 11B/ / 20/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 610 | **Account #** | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 09/20/2007 09:10

CURRENT OWNER

ROGALIN, SUZANNE TRUSTEE
C/O BROWN, CLAUDIA & ET AL
29 BUTTER HILL RD

PELHAM, MA 01002
Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
	2 Public Water		
	3 Public Sewer		

SUPPLEMENTAL DATA

Other ID:	11B000020	Precinct	
Calc Frontag	105.2	Units	
Owner Occupi			
APR PARCELS			
GIS ID: 11B-20		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	94,200	94,200
RES LAND	1010	124,200	124,200
		Total	218,400	218,400

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BROWN, CLAUDIA P & ET AL	9225/ 249	08/06/2007	Q	I	277,500	00
ROGALIN, SUZANNE TRUSTEE	7986/ 313	09/14/2004	U	I	1	1A
ROGALIN, SUZANNE M & MATTINGLY, MICHELE	7834/ 165	06/01/2004	Q	I	225,000	00
CHRISTOPHERSON, CLAIRE	6314/ 148	08/03/2001	Q	I	148,000	00
STRAHAN, SCOTTY	4412/ 247	01/28/1994	Q	I	119,000	1A
GUNNER, HAIM B & JEANNETTE B	4412/ 247	01/28/1994	Q	I	119,000	1N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2007	1010	94,200	2006	1010	94,200	2005	1010	72,600
2007	1010	124,200	2006	1010	124,200	2005	1010	94,600
	Total:	218,400		Total:	218,400		Total:	167,200

EXEMPTIONS

Year	Type	Description	Amount
2008	NO	NOT OWNER OCCUP	0
		Total:	0

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	94,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	124,200
Special Land Value	0
Total Appraised Parcel Value	218,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	218,400

ASSESSING NEIGHBORHOOD

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

NOTES

W/O BASEMENT
RENOV AFTER SALE

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE06-244	10/19/2005	EL	Electric	0		0		REWIRE BOILER/FURN
BLD05-220	09/20/2004	RE	Remodel	4,500		0		RE-ROOF

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
1/27/2000			LT	43	Abatement chg Reinspect
10/20/1990			HG		

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	1010	SINGLE FAM MDL-01	RN20				20,000	SF	5.40	1.00	3	1.0000	1.00	CE	1.15				6.21	124,200

Total Card Land Units: 0.46 AC | Parcel Total Land Area: 0.46 AC | Total Land Value: 124,200

Property Location: 31 WILDWOOD LN **MAP ID:** 11B/ / 20/ / **Bldg Name:** **State Use:** 1010

Vision ID: 610 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 09/20/2007 09:10

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	01		Ranch
Model	01		Residential
Grade	20		Grade = 100%
Stories	1		1 Story
Occupancy			
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	02		2 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	4		4 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

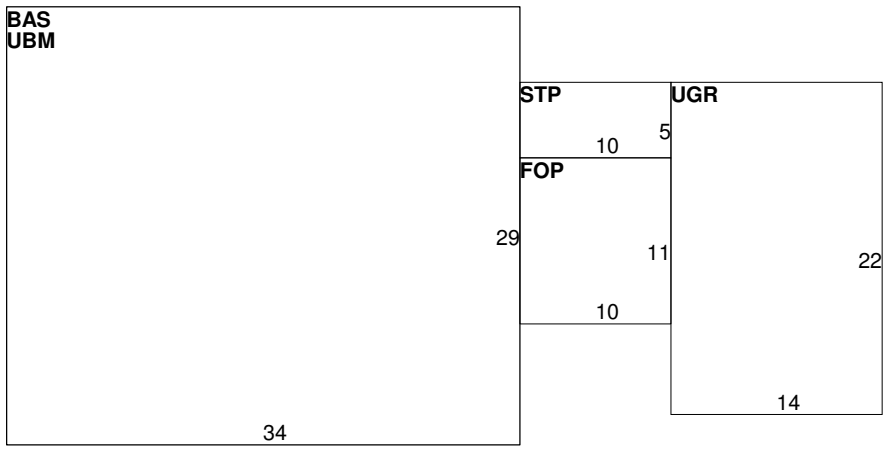
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	95.20
Section. RCN:	123,950
Net Other Adj:	0.00
Replace Cost	123,950
AYB	1953
EYB	1981
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	24
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	76
Apprais Val	94,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	986	986	986	95.20	93,867
FOP	Porch, Open, Finished	0	110	22	19.04	2,094
STP	Stoop	0	50	5	9.52	476
UBM	Basement, Unfinished	0	986	197	19.02	18,754
UGR	Garage, Unfinished	0	308	92	28.44	8,758
	Ttl. Gross Liv/Lease Area:	986	2,440	1,302		123,950