Property Location: 47 MT PLEASANT | **MAP ID:** 11A/ / 79/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 2168 | **Account #** | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 01/17/2006 09:33

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
HARPER, KRISTA & ASH, MICHAEL		2 Public Water		
47 MT PLEASANT		3 Public Sewer		
AMHERST, MA 01002				

Additional Owners:

SUPPLEMENTAL DATA

Other ID: 11A000079
Calc Frontag
Owner Occupi

Precinct
School

GIS ID: 11A-79 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	232,200	232,200
RES LAND	1010	149,600	149,600
Total		381,800	381,800

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

Owner	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
HARPER, KRISTA & ASH, MICHAEL	5755/ 260	08/03/1999	Q	I	241,200	00
CUOMO, SYVIA E	4793/ 10	12/15/1995	U	I	1	1A
CUOMO, GEORGE M & SYLVIA E	1727/ 201	08/27/1973	Q	I	47,900	00
EASTMAN, ALLEN C & RUTH A	1470/ 17	01/01/1965	Q	I	0	00
HANSON, JOHN F & MARIE A	998/ 75				0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	1010	232,200	2005	1010	254,200	2004	1010	230,200
2006	1010	149,600	2005	1010	119,000	2004	1010	98,600
	Total:	381,800		Total:	373,200		Total:	328,800

EXEMPTIONS

Year	Type	Description	Amount
2006	ER	OWNER OCCUPIED	0
		Total:	0

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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ASSESSING NEIGHBORHOOD

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

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	226,800
Appraised XF (B) Value (Bldg)	5,400
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	149,600
Special Land Value	0
Total Appraised Parcel Value	381,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	381,800

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE01-40	07/25/2000	EL	Electric	0		0		WIRE OIL BRNER

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/20/2005			SS	15	DRIVE BY FIELD REVI
5/22/2000			DB	45	Sales Reinspection c
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	1010	SINGLE FAM MDL-01	RG10				7,078	SF	14.70	1.25	7	1.0000	1.00	CE	1.15				21.13	149,600

Total Card Land Units: 7,078 SF | Parcel Total Land Area: 7,078 SF | Total Land Value: 149,600

Property Location: 47 MT PLEASANT **MAP ID:** 11A/ / 79/ / **Bldg Name:** **State Use:** 1010

Vision ID: 2168 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 01/17/2006 09:33

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	33		Victorian
Model	01		Residential
Grade	28		Grade = 140%
Stories	2.5		2 1/2 Stories
Occupancy			
Exterior Wall 1	26		Aluminum Sidng
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	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	06		6 Bedrooms
Total Bthrms	2		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	11		11 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

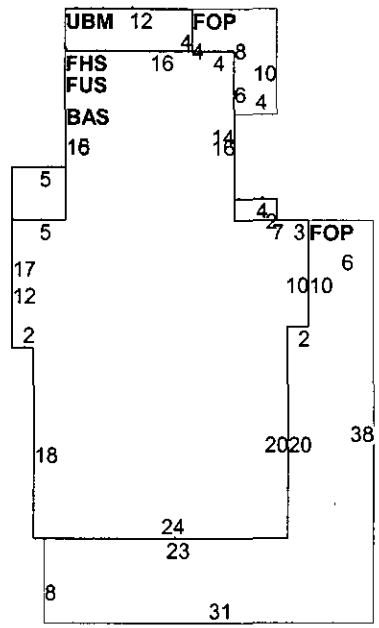
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	116.56
Section. RCN:	338,502
Net Other Adj:	0.00
Replace Cost	338,502
AYB	1910
EYB	1972
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	33
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Status	
% Complete	
Overall % Cond	67
Apprais Val	226,800
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
FPL3	FIREPLACE 2			B	2	4,000.00	1972		1		100	5,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value
BAS	First Floor	1,101	1,101	1,101	116.56	128,337
FHS	Half Story, Finished	561	1,020	561	64.11	65,392
FOP	Porch, Open, Finished	0	524	105	23.36	12,239
FUS	Upper Story, Finished	918	1,020	918	104.91	107,006
UBM	Basement, Unfinished	0	1,093	219	23.36	25,528
	Ttl. Gross Liv/Lease Area:	2,580	4,758	2,904		338,502

Property Location: 47 MT PLEASANT
Vision ID: 2168

MAP ID: 11A/ / 79/ /
Other ID: 11A000079

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12:27

CURRENT OWNER

HARPER, KRISTA & ASH, MICHAEL

47 MT PLEASANT
AMHERST, MA 01002

TOPO. / UTILITIES / STRT./ROAD / LOCATION

2	Public Wate		
3	Public Sewe		

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID: 11A-79

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	98,600	98,600
RESIDNTL	1010	230,200	230,200
	Total	328,800	328,800

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
HARPER, KRISTA & ASH, MICHAEL	5755/ 260	08/03/1999	Q	I	241,200	00
CUOMO, SYVIA E	4793/ 10	12/15/1995	U	I	1	1A
CUOMO, GEORGE M & SYLVIA E	1727/ 201	08/27/1973	Q	I	47,900	00
EASTMAN, ALLEN C & RUTH A	1470/ 17	01/01/1965	Q	I	0	00
HANSON, JOHN F & MARIE A	998/ 75				0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2004	1010	98,600	2003	1010	93,600	2002	1010	66,600
2004	1010	230,200	2003	1010	230,200	2002	1010	180,300
	Total:	328,800		Total:	323,800		Total:	246,900

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	224,200
Appraised XF (B) Value (Bldg)	6,000
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	98,600
Special Land Value	
Total Appraised Card Value	328,800
Total Appraised Parcel Value	328,800
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	328,800

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE01-40	7/25/2000	EL	Electric	0				WIRE OIL BRNER

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
5/22/2000	DB	45	Sales Reinspection (
7/1/1993	DC		

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10				7,078.00	SF	10.17	1.30	7	1.00	CE	1.05		13.93	98,600
						Total Card Land Units	0.16	AC	Parcel Total Land Area:			0.16 AC				Total Land Value	98,600

Property Location: 47 MT PLEASANT
Vision ID: 2168

MAP ID: 11A/ / 79/ /
Other ID: 11A000079

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	33		Victorian
Model	01		Residential
Grade	28		Grade = 140%
Stories	2.5		2 1/2 Stories
Occupancy	00		
Exterior Wall 1	26		Aluminum Sidng
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	09		Pine/Soft Wood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	06		6 Bedrooms
Bathrooms	2.5		2 1/2 Bathrms
Total Rooms	11		11 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

Element	Cd.	Ch.	Description
Heat & AC			
Frame Type			
Baths/Plumbing			
Ceiling/Wall			
Rooms/Prtns			
% Common Wall			
Wall Height			

CONDO/MOBILE HOME DATA

Element	Code	Description	Factor
Complex			
Floor Adj			
Unit Location			
Number of Units			
Number of Levels			
% Ownership			

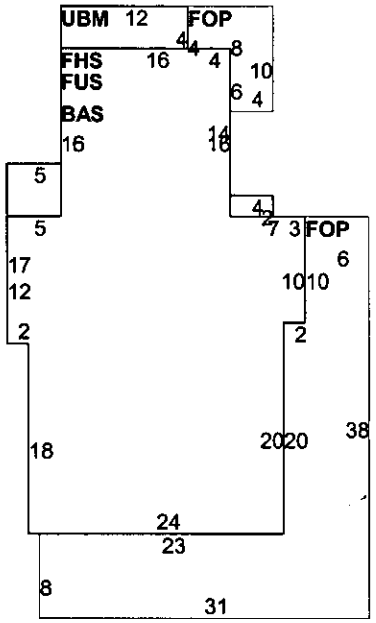
COST/MARKET VALUATION

Unadj. Base Rate	75.00
Size Adj. Factor	0.91515
Grade (Q) Index	1.50
Adj. Base Rate	102.95
Bldg. Value New	298,967
Year Built	1910
Eff. Year Built	(GD)
Nrml Physcl Dep	25
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	75
Deprec. Bldg Value	224,200

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL3	FIREPLACE 2 ST	B	2	4,000.00	1977	1	100	6,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,101	1,101	1,101	102.95	113,348
FHS	Half Story, Finished	561	1,020	561	56.62	57,755
FOP	Porch, Open, Finished	0	524	105	20.63	10,810
FUS	Upper Story, Finished	918	1,020	918	92.66	94,508
UBM	Basement, Unfinished	0	1,093	219	20.63	22,546
Ttl. Gross Liv/Lease Area		2,580	4,758	2,904	Bldg Val:	298,967

Property Location: 47 MT PLEASANT
Vision ID: 2168

MAP ID: 11A/ / 79/ /
Other ID: 11A000079

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 12/30/2004 11:40

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
HARPER, KRISTA & ASH, MICHAEL		2 Public Wate		
47 MT PLEASANT		3 Public Sewe		
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account #
Precinct
School
Owner Occupi

GIS ID: 11A-79

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	119,000	119,000
RESIDNTL	1010	254,200	254,200
	Total	373,200	373,200

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
HARPER, KRISTA & ASH, MICHAEL	5755/ 260	08/03/1999	Q	I	241,200	00
CUOMO, SYVIA E	4793/ 10	12/15/1995	U	I	1	1A
CUOMO, GEORGE M & SYLVIA E	1727/ 201	08/27/1973	Q	I	47,900	00
EASTMAN, ALLEN C & RUTH A	1470/ 17	01/01/1965	Q	I	0	00
HANSON, JOHN F & MARIE A	998/ 75				0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2005	1010	119,000	2004	1010	98,600	2003	1010	93,600
2005	1010	254,200	2004	1010	230,200	2003	1010	230,200
	Total:	373,200		Total:	328,800		Total:	323,800

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	248,200
Appraised XF (B) Value (Bldg)	6,000
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	119,000
Special Land Value	
Total Appraised Card Value	373,200
Total Appraised Parcel Value	373,200
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	373,200

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE01-40	7/25/2000	EL	Electric	0				WIRE OIL BRNER

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
5/22/2000	DB	45	Sales Reinspection (
7/1/1993	DC		

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10				7,078.00	SF	12.27	1.30	7	1.00	CE	1.05		16.81	119,000
						Total Card Land Units	7,078.00	SF	Parcel Total Land Area:			7,078 SF				Total Land Value	119,000

Property Location: 47 MT PLEASANT
Vision ID: 2168

MAP ID: 11A/ / 79/ /
Other ID: 11A000079

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 12/30/2004 11

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	33		Victorian
Model	01		Residential
Grade	28		Grade = 140%
Stories	2.5		2 1/2 Stories
Occupancy	00		
Exterior Wall 1	26		Aluminum Sidng
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	09		Pine/Soft Wood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	06		6 Bedrooms
Bathrooms	2.5		2 1/2 Bathrms
Total Rooms	11		11 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

Element	Cd.	Ch.	Description
Heat & AC			
Frame Type			
Baths/Plumbing			
Ceiling/Wall			
Rooms/Prtns			
% Common Wall			
Wall Height			

CONDO/MOBILE HOME DATA

Element	Code	Description	Factor
Complex			
Floor Adj			
Unit Location			
Number of Units			
Number of Levels			
% Ownership			

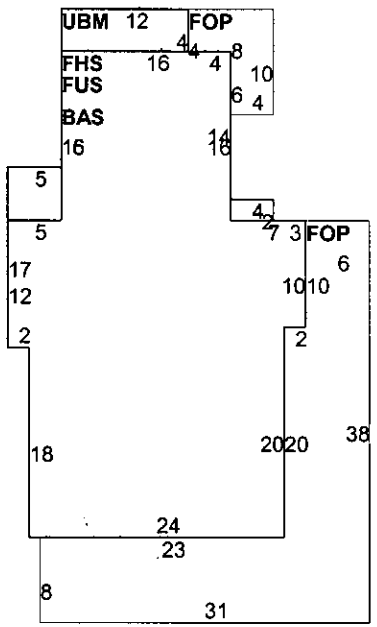
COST/MARKET VALUATION

Unadj. Base Rate	83.00
Size Adj. Factor	0.91515
Grade (Q) Index	1.50
Adj. Base Rate	113.94
Bldg. Value New	330,882
Year Built	1910
Eff. Year Built	(GD) 1978
Nrml Physcl Dep	25
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	75
Deprec. Bldg Value	248,200

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL3	FIREPLACE 2 ST	B	2	4,000.00	1978	1	100	6,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,101	1,101	1,101	113.94	125,448
FHS	Half Story, Finished	561	1,020	561	62.67	63,920
FOP	Porch, Open, Finished	0	524	105	22.83	11,964
FUS	Upper Story, Finished	918	1,020	918	102.55	104,597
UBM	Basement, Unfinished	0	1,093	219	22.83	24,953
Ttl. Gross Liv/Lease Area		2,580	4,758	2,904	Bldg Val:	330,882

Property Location: 47 MT PLEASANT **MAP ID:** 11A/ / 79/ /
Vision ID: 2168 **Other ID:** 11A000079 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/01/2000

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
HARPER, KRISTA & ASH, MICHAEL		2 Public Water		
47 MT PLEASANT		3 Public Sewer		
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	66,600	66,600
RESIDNTL	1010	164,400	164,400
Total		231,000	231,000

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
HARPER, KRISTA & ASH, MICHAEL	5755/ 260	08/03/1999	Q	I	241,200	00
CUOMO, SYVIA E	4793/ 10	12/15/1995	U	I	1	1A
CUOMO, GEORGE M & SYLVIA E	1727/ 201	08/27/1973	Q	I	47,900	00
EASTMAN, ALLEN C & RUTH A	1470/ 17	01/01/1965	Q	I	0	00
HANSON, JOHN F & MARIE A	998/ 75				0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2001	1010	66,600	2000	1010	66,600	1999	1010	58,500
2001	1010	164,400	2000	1010	123,700	1999	1010	121,200
Total:		231,000	Total:		190,300	Total:		179,700

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

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	158,800
Appraised XF (B) Value (Bldg)	5,600
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	66,600
Special Land Value	
Total Appraised Card Value	231,000
Total Appraised Parcel Value	231,000
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	231,000

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE01-40	7/25/00	EL	Electric	0				WIRE OIL BRNER

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
5/22/00	DB	45	Sales Reinspection d
7/1/93	DC		

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10				7,078.00	SF	5.20	1.15	0	1.57	CE	1.00	SPCL(7%)Notes:	9.41	66,600
						Total Card Land Units	7,078.00	SF	Parcel Total Land Area:			7,078 SF				Total Land Value	66,600

Property Location: 47 MT PLEASANT
Vision ID: 2168

MAP ID: 11A/ / 79/ /
Other ID: 11A000079

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 12/01/2000

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	33		Victorian
Model	01		Residential
Grade	22		Grade = 110%
Stories	2.5		2 1/2 Stories
Occupancy	00		
Exterior Wall 1	26		Aluminum Sidng
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	09		Pine/Soft Wood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	06		6 Bedrooms
Bathrooms	2.5		2 1/2 Bathrms
Total Rooms	11		11 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

Element	Cd.	Ch.	Description
Heat & AC			
Frame Type			
Baths/Plumbing			
Ceiling/Wall			
Rooms/Prtns			
% Common Wall			
Wall Height			

CONDO/MOBILE HOME DATA

Element	Code	Description	Factor
Complex			
Floor Adj			
Unit Location			
Number of Units			
Number of Levels			
% Ownership			

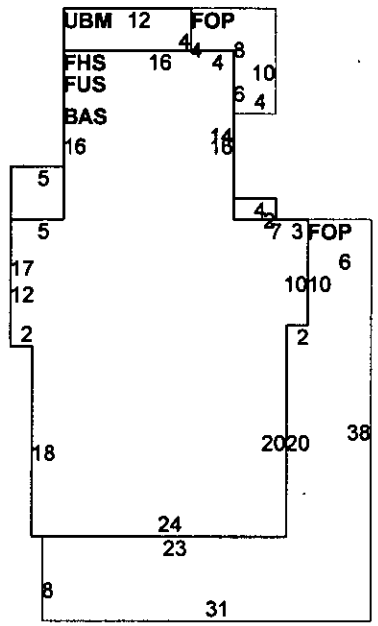
COST/MARKET VALUATION

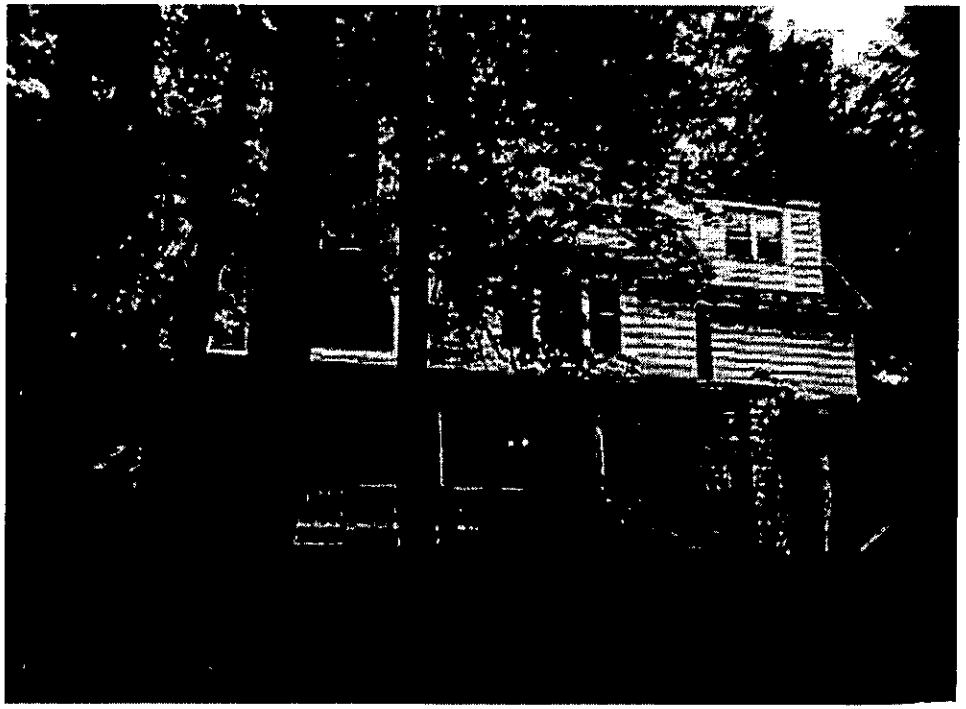
Unadj. Base Rate	65.00
Size Adj. Factor	0.89105
Grade (Q) Index	1.18
Adj. Base Rate	68.34
Bldg. Value New	198,459
Year Built	1910
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	158,800

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH





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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL3	FIREPLACE 2 ST	B	2	3,500.00	1910	1	100	5,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,101	1,101	1,101	68.34	75,242
FHS	Half Story, Finished	561	1,020	561	37.59	38,339
FOP	Porch, Open, Finished	0	524	105	13.69	7,176
FUS	Upper Story, Finished	918	1,020	918	61.51	62,736
UBM	Basement, Unfinished	0	1,093	219	13.69	14,966
Ttl. Gross Liv/Lease Area		2,580	4,758	2,904	Bldg Val:	198,459

Property Location: 47 MT PLEASANT
Vision ID: 2168

MAP ID: 11A/ / 79/ /
Other ID: 11A000079

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 01/03/2002 08:01

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
HARPER, KRISTA & ASH, MICHAEL		2 Public Wate		
47 MT PLEASANT		3 Public Sewe		
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	66,600	66,600
RESIDNTL	1010	180,300	180,300
Total		246,900	246,900

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.
HARPER, KRISTA & ASH, MICHAEL	5755/ 260	08/03/1999	Q	I	241,200	00
CUOMO, SYVIA E	4793/ 10	12/15/1995	U	I	1	1A
CUOMO, GEORGE M & SYLVIA E	1727/ 201	08/27/1973	Q	I	47,900	00
EASTMAN, ALLEN C & RUTH A	1470/ 17	01/01/1965	Q	I	0	00
HANSON, JOHN F & MARIE A	998/ 75				0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2002	1010	66,600	2001	1010	66,600	2000	1010	66,6
2002	1010	180,300	2001	1010	164,400	2000	1010	123,7
	Total:	246,900		Total:	231,000		Total:	190,3

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assesso

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	174,7
Appraised XF (B) Value (Bldg)	5,6
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	66,6
Special Land Value	
Total Appraised Card Value	246,9
Total Appraised Parcel Value	246,9
Valuation Method:	Cost/Market Valuat
Exemptions	
Net Total Appraised Parcel Value	246,9

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE01-40	7/25/00	EL	Electric	0				WIRE OIL BRNER

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result	
5/22/00	DB	45	Sales	Reinspectio
7/1/93	DC			

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10				7,078.00	SF	5.20	1.15	0	1.57	CE	1.00		9.41	66,6
						Total Card Land Units	0.16	AC	Parcel Total Land Area:			0.16 AC				Total Land Value	66,6

Property Location: 47 MT PLEASANT
Vision ID: 2168

MAP ID: 11A/ / 79/ /
Other ID: 11A000079

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 01/03/2002 08

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	33		Victorian
Model	01		Residential
Grade	22		Grade = 110%
Stories	2.5		2 1/2 Stories
Occupancy	00		
Exterior Wall 1	26		Aluminum Sidng
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	09		Pine/Soft Wood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	06		6 Bedrooms
Bathrooms	2.5		2 1/2 Bathrms
Total Rooms	11		11 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

Element	Cd.	Ch.	Description
Heat & AC			
Frame Type			
Baths/Plumbing			
Ceiling/Wall			
Rooms/Prtns			
% Common Wall			
Wall Height			

CONDO/MOBILE HOME DATA

Element	Code	Description	Factor
Complex			
Floor Adj			
Unit Location			
Number of Units			
Number of Levels			
% Ownership			

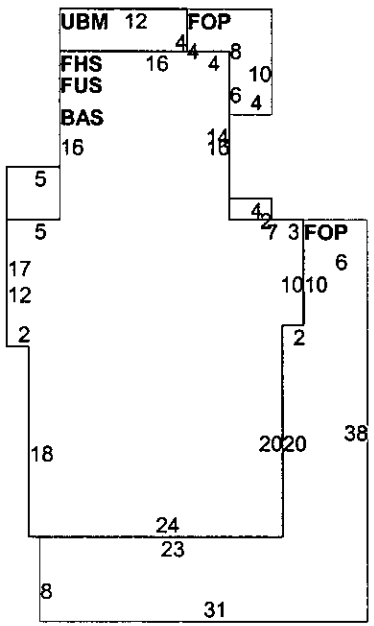
COST/MARKET VALUATION

Unadj. Base Rate	71.50
Size Adj. Factor	0.89105
Grade (Q) Index	1.18
Adj. Base Rate	75.18
Bldg. Value New	218,323
Year Built	1910
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	174,700

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL3	FIREPLACE 2 ST	B	2	3,500.00	1910	1	100	5,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,101	1,101	1,101	75.18	82,773
FHS	Half Story, Finished	561	1,020	561	41.35	42,176
FOP	Porch, Open, Finished	0	524	105	15.06	7,894
FUS	Upper Story, Finished	918	1,020	918	67.66	69,015
UBM	Basement, Unfinished	0	1,093	219	15.06	16,464

Property Location: 47 MT PLEASANT
Vision ID: 2168

MAP ID: 11A/ / 79/ /
Other ID: 11A000079

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 03/26/2003 09:06

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
HARPER, KRISTA & ASH, MICHAEL		2 Public Wate		
		3 Public Sewe		
47 MT PLEASANT				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID: 11A-79

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	93,600	93,600
RESIDNTL	1010	230,200	230,200
Total		323,800	323,800

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
HARPER, KRISTA & ASH, MICHAEL	5755/ 260	08/03/1999	Q	I	241,200	00
CUOMO, SYVIA E	4793/ 10	12/15/1995	U	I	1	1A
CUOMO, GEORGE M & SYLVIA E	1727/ 201	08/27/1973	Q	I	47,900	00
EASTMAN, ALLEN C & RUTH A	1470/ 17	01/01/1965	Q	I	0	00
HANSON, JOHN F & MARIE A	998/ 75				0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2003	1010	93,600	2002	1010	66,600	2001	1010	66,600
2003	1010	230,200	2002	1010	180,300	2001	1010	164,400
	Total:	323,800		Total:	246,900		Total:	231,000

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

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	224,200
Appraised XF (B) Value (Bldg)	6,000
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	93,600
Special Land Value	
Total Appraised Card Value	323,800
Total Appraised Parcel Value	323,800
Valuation Method:	Cost/Market Valuation
Exemptions	0
Net Total Appraised Parcel Value	323,800

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE01-40	7/25/2000	EL	Electric	0				WIRE OIL BRNER

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
5/22/2000	DB	45	Sales Reinspection c
7/1/1993	DC		

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10				7,078.00	SF	10.17	1.30	7	1.00	CE	1.00		13.22	93,600
						Total Card Land Units	7,078.00	SF	Parcel Total Land Area:			7,078 SF				Total Land Value	93,600

Property Location: 47 MT PLEASANT
Vision ID: 2168

MAP ID: 11A/ / 79/ /
Other ID: 11A000079

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 03/26/2003 09

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	33		Victorian
Model	01		Residential
Grade	28		Grade = 140%
Stories	2.5		2 1/2 Stories
Occupancy	00		
Exterior Wall 1	26		Aluminum Sidng
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	09		Pine/Soft Wood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	06		6 Bedrooms
Bathrooms	2.5		2 1/2 Bathrms
Total Rooms	11		11 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

Element	Cd.	Ch.	Description
Heat & AC			
Frame Type			
Baths/Plumbing			
Ceiling/Wall			
Rooms/Prtns			
% Common Wall			
Wall Height			

CONDO/MOBILE HOME DATA

Element	Code	Description	Factor
Complex			
Floor Adj			
Unit Location			
Number of Units			
Number of Levels			
% Ownership			

COST/MARKET VALUATION

Unadj. Base Rate	75.00
Size Adj. Factor	0.91515
Grade (Q) Index	1.50
Adj. Base Rate	102.95
Bldg. Value New	298,967
Year Built	1910
Eff. Year Built	(GD)
Nrml Physcl Dep	25
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	75
Deprec. Bldg Value	224,200

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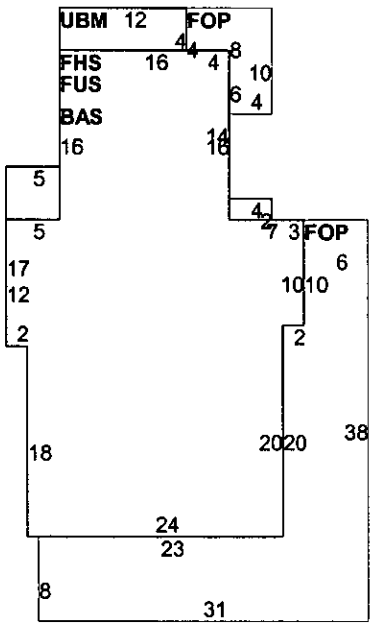


MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL3	FIREPLACE 2 ST	B	2	4,000.00	1977	1	100	6,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,101	1,101	1,101	102.95	113,348
FHS	Half Story, Finished	561	1,020	561	56.62	57,755
FOP	Porch, Open, Finished	0	524	105	20.63	10,810
FUS	Upper Story, Finished	918	1,020	918	92.66	94,508
UBM	Basement, Unfinished	0	1,093	219	20.63	22,546
Ttl. Gross Liv/Lease Area		2,580	4,758	2,904	Bldg Val:	298,967

AMHERST, MA

11A/000/079

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
1250	CUOMO, GEORGE M. & CUOMO, SYLVI	11A-000-079	47 MT PLEASANT	01/20/94	1 OF 1

ACCOUNT	TAX OWNER	ACRES: .16		CITY:	LAST APPRAISED
1250	CUOMO, GEORGE M. & CUOMO, SYLVI	LOTS: 0	EXEMPT: N	NBRHD: CE	BY DC ON 07/01/93
		DEED BP: 1727/201		PLAT BP:	

SALE INFORMATION: DATE: 08/27/73 ** PRICE/STAMPS NOT AVAILABLE **

VALUE SUMMARY

	LAND MKT	LAND USE	BUILDING	OUTBLDG	TOTAL MKT	TOTAL USE
MULTIPLE USE	$0	$0	$0	$0	$0	$0
RESIDENTIAL	$54,400	$54,400	$120,400	$0	$174,800	$174,800
OPEN SPACE	$0	$0	$0	$0	$0	$0
COMMERCIAL	$0	$0	$0	$0	$0	$0
INDUSTRIAL	$0	$0	$0	$0	$0	$0
PERSONAL	$0	$0	$0	$0	$0	$0
FOREST	$0	$0	$0	$0	$0	$0
AG/HORT	$0	$0	$0	$0	$0	$0
RECREATIONAL	$0	$0	$0	$0	$0	$0
EXEMPT	$0	$0	$0	$0	$0	$0
					MKT VALUE	TAX VALUE
*** TOTAL ***	$54,400	$54,400	$120,400	$0	$174,800	$174,800

LAND

NO	TYPE	DESCRIPTION	ZONE	FRONTAGE	NO UNITS	TYP	UNIT PRICE	COND	ADJ PCT	TOT PCT	ADJ UN PRICE	MKT VALUE	USE VALUE
1	101	LAND 1 FAMILY	RG10		7078.00	SF	5.20	157	115	181	9.41	54,400	

OUTBUILDINGS & EXTRA FEATURES

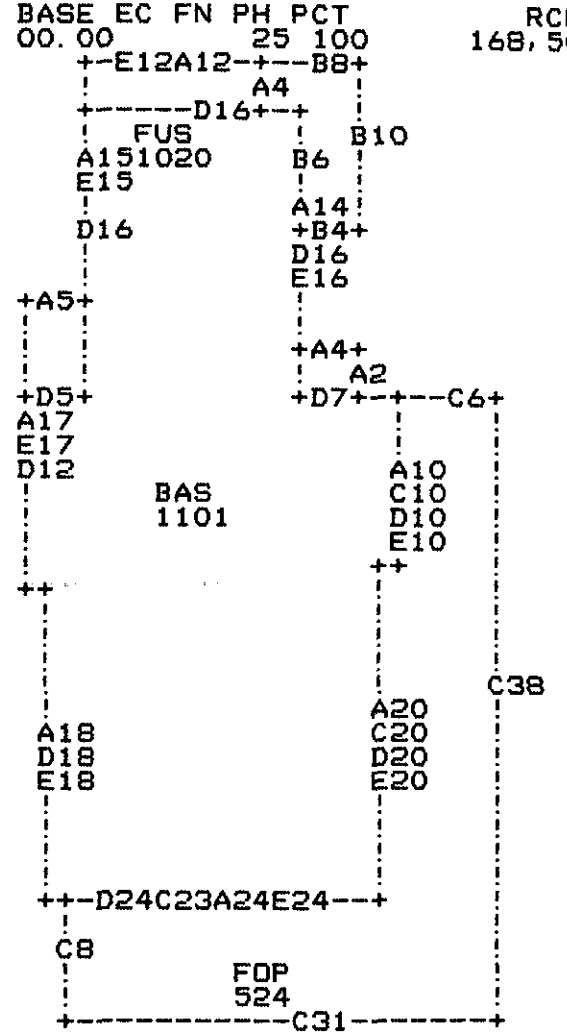
NO	TYPE	DESCRIPTION	AREA	U PRICE	RCN	PHYS	VALUE

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	11A/000/079 CARD
1250	CUOMO, GEORGE M. & CUOMO, SYLVI	11A-000-079	47 MT PLEASANT	01/20/94	2 OF 1

MODEL	BULDING STYLE	BUILDING USE
SFR	06-CONVENTIONAL	101-DWG 1 FAMILY

BASE	EC	FN	PH	PCT	RCN	DEPR VALUE
00.00			25	100	168,508	120,400

SCALE IS 1:17



- - - - - - CONSTRUCTION DETAIL - - - - - - -

COMPONENT	TYPE
FOUNDATION	BRICK
SUB FLOOR	
EXTERIOR WALL	ALUMINUM SIDING
INTERIOR WALL	PLASTER
ROOF STRUCTURE	HIP/GABLE
ROOF COVER	ASPHALT OR FG. SHINGLE
HEATING FUEL/TYPE	OIL STEAM
STRUCTURAL FRAME	WOOD
FLOOR COVER 1	PINE/SOFTWOOD
FLOOR COVER 2	
CEILING/INSUL	

	---BAS---	---FUS---	--OTHER--
BEDROOMS	7	0	0
FULL BATHS	2	0	0
HALF BATHS	1	0	0
EXTRA FIXTURES	0	0	0

YEAR BUILT	1910
NUMBER STORIES	2.5
PERIMETER MULT	106
QUALITY	AVERAGE
SHAPE/DESIGN	110
WALL HEIGHT	8.0
EFFECT BASE RATE	55.37

SEC	TYPE	GROSS	PCT	EFFECT	RPL COST
A	BAS	1101	100	1101	60,962
B	FOP	524	20	105	5,814
C	FOP	524	20	105	5,814
D	FUS	1020	90	918	50,830
E	UBM	1093	20	219	12,126
F	FHS	1020	55	561	31,062
SUBTL		5282		3009	166,608
FIREPLACE		2 FLUES,		2 OPENS	1,900
GRAND TOTAL					168,508

BUILDING DIMENSIONS -

DL3/DU2/DL4/DU14/DL4/DU4/DL12/DD15/DL5/DD17/DR2/DD18/DR24/DU
ML3/MU2/ML4/MU8/DR4/DU10/DL8/DD4/DR4/DD6/
DR6/DD38/DL31/DU8/DR23/DU20/DR2/DU10/
DL7/DU16/DL16/DD16/DL5/DD12/DR2/DD18/DR24/DU20/DR2/DU10/
DL7/DU16/DL4/DU4/DL12/DD15/DL5/DD17/DR2/DD18/DR24/DU20/DR2/D

PROP. LOC.: 47 MT PLEASANT

MAP I.D.: 11A/ / 79/ /

Other i.d.: 11A000079

Bldg. 1 Card 1 of 1

Print Date: 04/17/96

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
CUOMO, SYVIA E 47 MT PLEASANT AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account No.: 14320

PHOTO
PRECINCT
HEART
FREEZE

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	54,500	54,500
RESIDNTL	1010	121,200	121,200
Total		175,700	175,700

601

AMHERST, MA

MMC

RECORD OF OWNERSHIP

	BK-VOL/PAGE	MO/DY/YR	Qu	Vi	SALE PRICE	V.C.
CUOMO, SYVIA E	4793/10	12/15/95	U	I	1	1A
CUOMO, GEORGE M & SYLVIA E	1727/201	08/27/73	Q	I	47,900	00
EASTMAN, ALLEN C & RUTH A	1470/17	01/01/65	Q	I	0	00
HANSON, JOHN F & MARIE A	998/75				0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
	Total	202,800		Total			Total	

EXEMPTIONS

Year	Type/Description	Code	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

THIS SIGNATURE ACKNOWLEDGES A VISIT BY A DATA COLLECTOR OR ASSESSOR

X

COMPARABLE

Rtng	Parcel I.D./MBLU	Mo	Yr	Value	Adjust.	Adjust. Value

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	119,300
Appraised X.F.(B) Value (Bldg)	1,900
Appraised O.B.(L) Value (Bldg)	0
Appraised Land Value (Bldg)	54,500
Special Land Value	0
Total Appraised Card Value	175,700
Total Appraised Parcel Value	175,700
Exemption(s)	
Net Total Appraised Parcel Value	175,700

BUILDING PERMIT RECORD

Permit I.D.#	Issue Date	Type	Description	Amount	Insp. Date	%Cmp	Date Cmp	Comments

VISIT/CHANGE HISTORY

Date	I.D.	Cd	Purpose/Result
07/01/93	DC		

LAND LINE DATA AND VALUATION SECTION

B#	UsCd	Description	Zone	D	Fmtg	Depth	No. of Units	Tp	Unit Price	I. Fctr	Sl	Cn Fct	Nbhbd	Adj.	Notes-Adj/Spcl Lnd Prcng	Adj. Unit Price	Land Value
1	1010	Single Fam	RG10				7,078.00	SF	4.84	1.15	0	1.57	CE	.88		7.70	54,500
		Total Land Units					7,078.00	SF								Total	54,500

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	06		Conventional
Model	01		Residential
Grade	22		Grade = 110%
Stories	2.5		2 1/2 Stories
Occupancy	00		
Exter. Wall 1	26		Aluminum Sidng
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Inter. Wall 1	03		Plastered
2			
Inter. Floor 1	09		Pine/Soft Wood
2			
Heating Fuel	02		Oil
Type	06		Steam
Air/Cn Type	01		None
Bedrooms	07		7 Bedrooms
Bathrooms	2.5		2 1/2 Bathrms
Total Rooms	11		11 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data/Elements

Element	Cd	Ch	Description
Heat + A/C			
Frame Type			
Baths/Plmng			
Ceilng/Wl Fr			
Rooms/Prtns			
% Com.Wall			
Wall Height			

Condo./Coop. Data

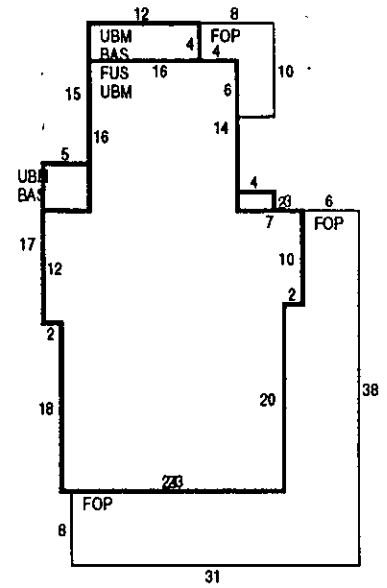
Description	Code	Description	Factor
Cndo. Cmplx			
Floor Adj.			
Unit Locatn			
Numbr Units			
Numbr Levls			
% Ownership			

COST/MARKET VALUATION

Unadj Base Rate	52.00	
Size Adj Factor	1.0000	
Grade(Q) Index	1.49	
Adj Base Rate	77.48	
Bldg Value New		225,002
Year Built	1910	
Effctve Yr Built		
Nrml Physcl Dep	47	
Functnl Obslnce	00	
Eco/Ext Obslnce	00	
Specl Cnd Code		
Specl Cnd %		
Overall % Cndtn	53	
Deprec Bldg Value		119,300

NOTES

SKETCH



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,101	1,101	77.4	85,305
FHS	Half Story, Finish	1,020	561	42.6	43,466
FOP	Porch, Open, Finis	524	105	15.5	8,135
FUS	Upper Story, Finis	1,020	918	69.7	71,127
UBM	Basement, Unfinish	1,093	219	15.5	16,968
Ttl. Gross Liv/Lease Area		2,580	2,904	Bldg Value	225,002

OB-OUTBUILDINGS & YARD ITEMS (L)

Code	Description	L	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
							Total OB Value	0

INCOME SECTION

XF-BUILDING EXTRA FEATURES (B)

Code	Description	B	Units	Unit Price	Yr	Dp Rt	%Cnd	Appr. Value
FPL3	2 STORY CHIM	B	2	950.00	91	1.00	100	1,900
							Total XF Value	1,900

(Sketch) Traverse Code

FUS[L7,U16,L16,D16,L5,D12,R2,D18,R24,U20,R2,U10],PTR[L3,U2,L4,U8],FOP[R4,U10,L8,D4,R4,D6],PTR[R3,D2,R4,D8],FHS[1020],UBM[L7,U16,L4,U4,L12,D15,L5,D17,R2,D18,R24,U20,R2,U10],BAS[L3,U2,L4,U14,L4,U4,L12,D15,L5,D17,R2,D18,R24,U20,R2,U10],FOP[R6,D38,L31,U8,R23,U20,R2,U10]

MAP 11-A LOT 79 **PROPERTY ASSESSMENT RECORD – TOWN OF AMHERST, MASSACHUSETTS** CARD NO.

47 Mt Pleasant

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
Cuomo, George M. & Sylvia E.	47,900	8/27/73	1727	201
Eastman, Allen C. & Ruth A.	32.45	1965	1470	17
Hanson, John F. & Marie A.			998	75

LAND AREA ~~26 rds~~ 7078# 0.16 A

ASSESSMENT RECORD

	1963	1964	1970	1974	1978	1980	1981	1982	1984	1985
DWELLING	6000									
GARAGE										
3-10-77										
TOTAL VALUE BUILDINGS	6000	17140	24040	29590	54200	59200	67300	74600	84300	94100
TOTAL VALUE LAND	500	2080	6740	6740	7700	7700	11500	11500	13900	13900
TOTAL VALUE LAND & BUILDINGS	6500	19220	30780	36330	61900	66900	78800	86100	98200	108000

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	
HIGH		SEWER	
LOW		GAS	

MEMORANDA

1969 Apt 3rd Fl. 100/mo - Ht & Hw. Paid By Owner.

	1986	1987	1988
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS	103900	157500	157500
TOTAL VALUE LAND	17300	38400	44200
TOTAL VALUE LAND & BUILDINGS	121200	195900	201700

	19	19	19
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND			
TOTAL VALUE LAND & BUILDINGS			

BUILDING PERMIT RECORD

	EST. COST	PERMIT NO.	DATE

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
83	85	33	75%	25	2080		
C.I.							
TOTAL VALUE LAND					2080		
TOTAL VALUE BUILDINGS					17140		
TOTAL VALUE LAND & BUILDINGS					19220		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
7078		.70	136%	952	6740		
C.I.							
TOTAL VALUE LAND					6740	6740	
TOTAL VALUE BUILDINGS					24040	29590	
TOTAL VALUE LAND & BUILDINGS					30780	36330	

5/27/70 A.C. JLM

BUILDING RECORD

11-05-73 NAH
INTERIOR UG COV

OCCUPANCY

SINGLE FAMILY	✓	HOTEL	
TWO FAMILY		ROOMING HOUSE	
APARTMENTS	1 ✓	GAS STATION	
STORES		WAREHOUSE	
OFFICES		INDUSTRIAL	
COMM. GARAGE		FARM	

NOTES – SPECIAL EQUIPMENT

REPLACED H.W. FLOOR 1 RM. 1ST FL. CIRC 240. - 1962.

CONSTRUCTION

FOUNDATION

CONCRETE	
CONCRETE BLOCK	
BRICK OR STONE	✓
PIERS	

BASEMENT

AREA FULL	✓
¼ ½ ¾	
NO BASEMENT	
HEAD ROOM 7'	✓

WALLS

BEVEL SIDING 1	✓
WIDE SIDING	
DROP SIDING	
WOOD SHINGLES	
ASPHALT SHINGLES	
ASBESTOS SHINGLES	
STUCCO ON FRAME	
STUCCO ON MASONRY	
BRICK VENEER	
BRICK ON MASONRY	
CONC. OR CIND. BLOCK	
ARTIFICIAL STONE	
STONE ON MASONRY	

ROOFING

ASPHALT SHINGLES	✓
WOOD SHINGLES	
ASBESTOS SHINGLES	
SLATE	
TILE	
METAL	
COMPOSITION	
ROLL ROOFING	

FRAMING

WOOD JOIST 3x6-16 OC	✓
TIMBER, BEAMS & COLS	✓
STEEL BEAMS & COLS	✓
WOOD RAFTERS	—

NO. OF ROOMS

BSMT.		2ND	4
1ST	1	3RD	5

FLOORS

	B	1	2	3
CEMENT	✓			
EARTH				
PINE			✓	
HARDWOOD		✓		
ASPH. TILE				

ATTIC STRS. & FLOOR	✓

INTERIOR FINISH

	B	1	2	3
PINE		✓	✓	
HARDWOOD				
PLASTER		✓	✓	
DRY WALL				
UNFINISHED	✓			

FIN. BSMT. AREA	
FIN. ATTIC AREA 100%	✓
FIREPLACE 2 ONLY	✓
MODERN KITCHEN	

HEATING

PIPELESS FURNACE	
HOT AIR FURNACE	
FORCED AIR FURNACE	
STEAM	✓
HOT WATER OR VAPOR	
AIR CONDITIONING	
RADIANT HEATING	
UNIT HEATERS	
AUTO BURNER	✓
NO HEATING	

PLUMBING

BATHROOM	2	✓
TOILET ROOM	1	✓
WATER CLOSET		
LAVATORY		
KITCHEN SINK	2	✓
STD. WATER HEATER		
AUTO. WATER HEATER		
NO PLUMBING		
MODERN FIXTURES		
TILE BATH FLR. & WSCT.		
TILE TOILET FLR. & WSCT.		

LIGHTING

NO LIGHTING

DESIGN

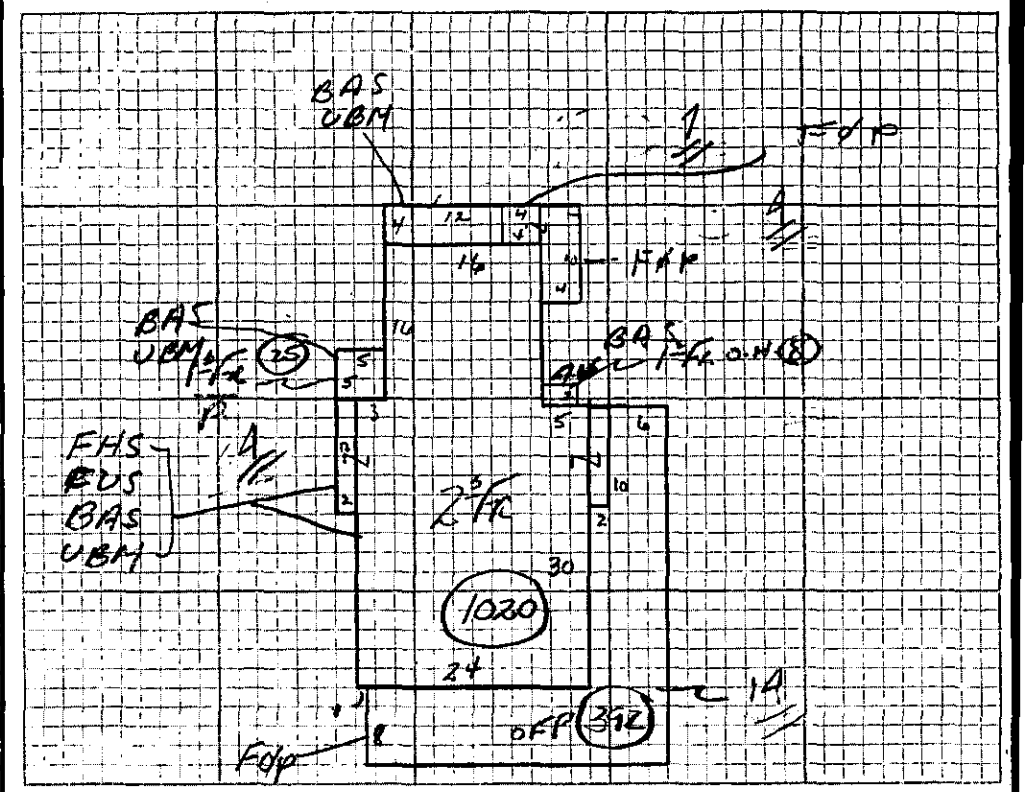
RANCH TYPE	
SPLIT LEVEL	
CONVENTIONAL	
DESIGN FACTOR	%
GRADE FACTOR	%

COMPUTATIONS

UNIT	AMOUNT
1020 S.F.	22750
ADD. & PCHS.	+2900
WALL HT.	
BSMT. AREA	
FINISH	
ATTIC	+2770
HEATING	
PLUMBING	+1200
O.F.	+2270
TOTAL	31890
FACTOR +5	x 1.16
REPL. VALUE	36990

LOWER DEPR 15%

SKETCH



DESCRIPTION OF OBSOLESCENCE

STRUCTURAL		ECONOMIC		BLIGHTED AREA	
SURPLUS CAPACITY		TOPOGRAPHY		RURAL LOCATION	
OVERBUILT		COMMER. LOCATION		WATER SUPPLY	

SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VAL.	OBSOL. DEPR.	SOUND VAL.
DWELLING	2 FR	B+	7		AV	~~36990~~	~~85~~		—	~~24440~~
GARAGE						36990	20			29590
COMMERCIAL										

DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED	TOTAL VALUE BUILDINGS	~~24440~~
12-10-63	EJ	EJ	PL	PP		✓		29590

GRADE DENOTES QUALITY OF CONSTRUCTION: A–EXCELLENT; B–GOOD; C–AVERAGE; D–CHEAP; E–SUBSTANDARD

Property Location: 47 MT PLEASANT | MAP ID: 11A/ / 79/ / | Bldg Name: | State Use: 1010
Vision ID: 2168 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/13/2006 11:00

CURRENT OWNER

HARPER, KRISTA & ASH, MICHAEL

47 MT PLEASANT

AMHERST, MA 01002
Additional Owners:

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

SUPPLEMENTAL DATA

Other ID: 11A000079
Calc Frontag
Owner Occupi
APR PARCELS

Precinct
Units

GIS ID: 11A-79 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	232,200	232,200
RES LAND	1010	149,600	149,600
Total		381,800	381,800

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.
HARPER, KRISTA & ASH, MICHAEL	5755/ 260	08/03/1999	Q	I	241,200	00
CUOMO, SYVIA E	4793/ 10	12/15/1995	U	I	1	1A
CUOMO, GEORGE M & SYLVIA E	1727/ 201	08/27/1973	Q	I	47,900	00
EASTMAN, ALLEN C & RUTH A	1470/ 17	01/01/1965	Q	I	0	00
HANSON, JOHN F & MARIE A	998/ 75				0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2007	1010	232,200	2006	1010	232,200	2005	1010	254,200
2007	1010	149,600	2006	1010	149,600	2005	1010	119,000
	Total:	381,800		Total:	381,800		Total:	373,200

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)	226,800
Appraised XF (B) Value (Bldg)	5,400
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	149,600
Special Land Value	0
Total Appraised Parcel Value	381,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**381,800**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE01-40	07/25/2000	EL	Electric	0		0		WIRE OIL BRNER

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/20/2005			SS	15	DRIVE BY FIELD REVI
5/22/2000			DB	45	Sales Reinspection (
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	1010	SINGLE FAM MDL-01	RG10				7,078	SF	14.70	1.25	7	1.0000	1.00	CE	1.15			21.13	149,600

Total Card Land Units: 0.16 AC | Parcel Total Land Area: 0.16 AC | Total Land Value: 149,600

Property Location: 47 MT PLEASANT **MAP ID:** 11A/ / 79/ / **Bldg Name:** **State Use:** 1010

Vision ID: 2168 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/13/2006 11:00

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	33		Victorian
Model	01		Residential
Grade	28		Grade = 140%
Stories	2.5		2 1/2 Stories
Occupancy			
Exterior Wall 1	26		Aluminum Sidng
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	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	06		6 Bedrooms
Total Bthrms	2		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	11		11 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

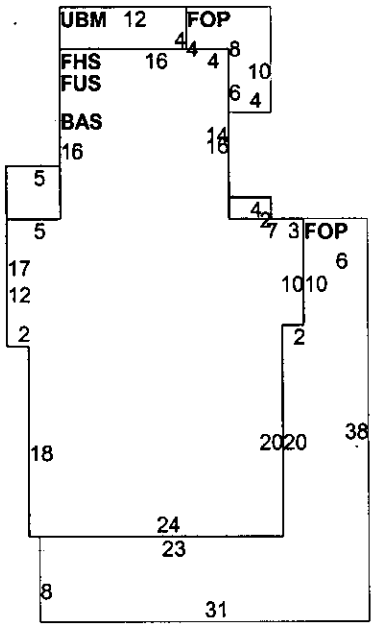
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	116.56
Section. RCN:	338,502
Net Other Adj:	0.00
Replace Cost	338,502
AYB	1910
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	226,800
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
FPL3	FIREPLACE 2			B	2	4,000.00	1972		1		100	5,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,101	1,101	1,101	116.56	128,337
FHS	Half Story, Finished	561	1,020	561	64.11	65,392
FOP	Porch, Open, Finished	0	524	105	23.36	12,239
FUS	Upper Story, Finished	918	1,020	918	104.91	107,006
UBM	Basement, Unfinished	0	1,093	219	23.36	25,528
	Ttl. Gross Liv/Lease Area:	2,580	4,758	2,904		338,502

PROP. LOC.: 47 MT PLEASANT

MAP I.D.: 11A/ / 79/ /

Other i.d.: 11A000079

Bldg. 1 Card 1 of 1

Print Date: 12/23/98

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
CUOMO, SYVIA E 47 MT PLEASANT AMHERST, MA 01002		2 Public W 3 Public S		

SUPPLEMENTAL DATA

Account No.: PHOTO
PRECINCT

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	58,500	58,500
RESIDNTL	1010	121,200	121,200
Total		179,700	179,700

601

AMHERST, MA

MMC

RECORD OF OWNERSHIP	BK-VOL/PAGE	MO/DY/YR	qu	vi	SALE PRICE	V.C.
CUOMO, SYVIA E	4793/10	12/15/95	U	I	1	1A
CUOMO, GEORGE M & SYLVIA E	1727/201	08/27/73	Q	I	47,900	00
EASTMAN, ALLEN C & RUTH A	1470/17	01/01/65	Q	I	0	00
HANSON, JOHN F & MARIE A	998/75				0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1010	58,500	98	1010	58,500	97	1010	58,500
99	1010	121,200	98	1010	121,200	97	1010	121,200
	Total	179,700		Total	179,700		Total	179,700

EXEMPTIONS

Year	Type/Description	Code	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

THIS SIGNATURE ACKNOWLEDGES A VISIT BY A DATA COLLECTOR OR ASSESSOR

X

COMPARABLE

Rtng	Parcel I.D./MBLU	Mo	Yr	Value	Adjust.	Adjust. Value

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	114,500
Appraised X.F.(B) Value (Bldg)	6,700
Appraised O.B.(L) Value (Bldg)	0
Appraised Land Value (Bldg)	58,500
Special Land Value	0
Total Appraised Card Value	179,700
Total Appraised Parcel Value	179,700
Exemption(s)	
Net Total Appraised Parcel Value	179,700

BUILDING PERMIT RECORD

Permit I.D.#	Issue Date	Type	Description	Amount	Insp. Date	%Cmp	Date Cmp	Comments

VISIT/CHANGE HISTORY

Date	I.D.	Cd	Purpose/Result
07/01/93	DC		

LAND LINE DATA AND VALUATION SECTION

B#	UsCd	Description	Zone	D	Fmtg	Depth	No. of Units	Tp	Unit Price	I. Fctr	Sl	Cn Fct	Nhbhd	Adj.	Notes-Adj/Spcl Lnd Prcng	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10				7,078.00	SF	5.20	1.15	0	1.57	CE	.88		8.27	58,500
		Total Land Units					7,078.00	SF								Total	58,500

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	06		Conventional
Model	01		Residential
Grade	22		Grade = 110%
Stories	2.5		2 1/2 Stories
Occupancy	00		
Exter. Wall 1	26		Aluminum Sidng
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Inter. Wall 1	03		Plaster/SkimC
2			
Inter. Floor 1	09		Pine/Soft Wood
2			
Heating Fuel	02		Oil
Type	06		Steam
Air/Cn Type	01		None
Bedrooms	07		7 Bedrooms
Bathrooms	2.5		2 1/2 Bathrms
Total Rooms	11		11 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data/Elements

Element	Cd	Ch	Description
Heat + A/C			
Frame Type			
Baths/Plmng			
Ceilng/Wl Fr			
Rooms/Prtns			
% Com.Wall			
Wall Height			

Condo./Coop. Data

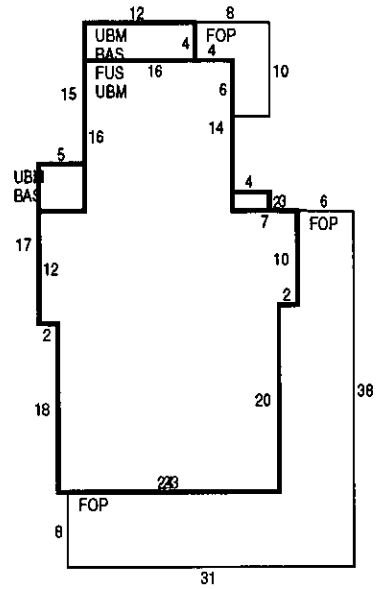
Description	Code	Description	Factor
Cndo. Cmplx			
Floor Adj.			
Unit Locatn			
Numbr Units			
Numbr Levls			
% Ownership			

COST/MARKET VALUATION

Unadj Base Rate	50.00	
Size Adj Factor	0.8911	
Grade(Q) Index	1.18	
Adj Base Rate	52.57	
Bldg Value New		152,663
Year Built	1910	
Effctve Yr Built	1966	
Nrml Physcl Dep	25	
Functnl Obslnce	00	
Eco/Ext Obslnce	00	
Specl Cnd Code		
Specl Cnd %		
Overall % Cndtn	75	
Deprec Bldg Value		114,500

NOTES

SKETCH



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,101	1,101	52.57	57,880
FHS	Half Story, Finish	1,020	561	28.91	29,492
FOP	Porch, Open, Finis	524	105	10.53	5,520
FUS	Upper Story, Finis	1,020	918	47.31	48,259
UBM	Basement, Unfinish	1,093	219	10.53	11,513

Ttl. Gross Liv/Lease Area 2,904 Bldg Value 152,663

OB-OUTBUILDINGS & YARD ITEMS (L)

Code	Description	L	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value

Total OB Value 0

XF-BUILDING EXTRA FEATURES (B)

Code	Description	B	Units	Unit Price	Yr	Dp Rt	%Cnd	Appr. Value
FPL3	FIREPLACE 2 ST	B	2	3,500.00	91	1.00	100	6,700

Total XF Value 6,700

INCOME SECTION

(Sketch) Traverse Code

FUS[L7,U16,L16,D16,L5,D12,R2,D18,R24,U20,R2,U10],PTR[L3,U2,L4,U8],FOP[R4,U10,L8,D4,R4,D6],PTR[R3,D2,R4,D8],FHS[1020],UBM[L7,U16,L4,U4,L12,D15,L5,D17,R2,D18,R24,U20,R2,U10],BAS[L3,U2,L4,U14,L4,U4,L12,D15,L5,D17,R2,D18,R24,U20,R2,U10],FOP[R6,D38,L31,U8,R23,U20,R2,U10]