Property Location: 232 EAST PLEASANT ST **MAP ID:** 11B/ / 27/ / **Bldg Name:** **State Use:** 1010

Vision ID: 549 **Account #** 10363 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 01/17/2006 09:35

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FAYE, LYNDA	2 Above Street	2 Public Water	1 Paved	1 Urban
232 EAST PLEASANT ST		3 Public Sewer		
AMHERST, MA 01002				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	11B000027	Precinct	
Calc Frontag	92.5	School	
Owner Occupi	YES		

GIS ID: 11B-27 ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	183,500	183,500
RES LAND	1010	130,400	130,400
RESIDNTL	1010	400	400
	Total	314,300	314,300

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FAYE, LYNDA	3089/ 209	11/13/1987			1	
FOULDS, D RANDOLPH & FAYE L	2380/ 201	08/19/1983			56,000	
PRATT, NINA L	1906/ 333	08/26/1976			34,500	
FRASER, THOMAS M JR	1805/ 275	11/14/1974			34,000	
UNITED STATES INSULATION CO	1805/ 272	11/14/1974			0	
WOODBRIDGE ASSOCIATES INC	1725/ 150	08/15/1973			42,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	1010	183,500	2005	1010	146,600	2004	1010	114,900
2006	1010	130,400	2005	1010	99,100	2004	1010	83,700
2006	1010	400	2005	1010	500	2004	1010	500
	Total:	314,300		Total:	246,200		Total:	199,100

EXEMPTIONS

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

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	183,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	400
Appraised Land Value (Bldg)	130,400
Special Land Value	0
Total Appraised Parcel Value	314,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	314,300

ASSESSING NEIGHBORHOOD

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

NOTES

INTERIOR ALTERATIONS
1974, ADDITION 1984
CONSTRUCT DETACHED SHED
& BRICK PATIO FY96
KIT RENOV-ADDITION FY97
FY02 CHG'D DEPR 80 TO 81%
NO ONE HOME RENOV BTH
FY06 NO KIT. CAB DOORS PER HO

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE05-1181	06/17/2005	EL	Electric	0		0		CHANGE SERVICE
PLM01-264	05/07/2001	PL	Plumbing	0		0		WTR CLS, LAV, TUB, S
PLM01-12	07/18/2000	PL	Plumbing	0		0		BATHRM
BLD01-17	07/10/2000	RE	Remodel	5,000		0		ALTER BTHRM
ELE96-660	02/28/1996	EL	Electric	0		0		NEW OUTLE
Plm96-106	10/16/1995	PL	Plumbing	0		0		Sink & Di
bld96-131	08/30/1995		addition	1,500		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/20/2005			SS	15	DRIVE BY FIELD REVI
7/2/2001			LT	03	Building Permit Review
5/2/1996			EB		
7/11/1995			EB		

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	1.05	4	1.0000	1.00	CE	1.15			6.52	130,400
1	1010	SINGLE FAM MDL-01	RN21				10	SF	0.18	1.00	0	1.0000	1.00	CE	1.15			0.21	0

Total Card Land Units: 20,010 SF Parcel Total Land Area: 20,010 SF Total Land Value: 130,400

Property Location: 232 EAST PLEASANT ST **MAP ID:** 11B/ / 27/ / **Bldg Name:** **State Use:** 1010

Vision ID: 549 **Account #** 10363 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 01/17/2006 09:35

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	24		Grade = 120%
Stories	2		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	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	03		Gas
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	05		5 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	7		7 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

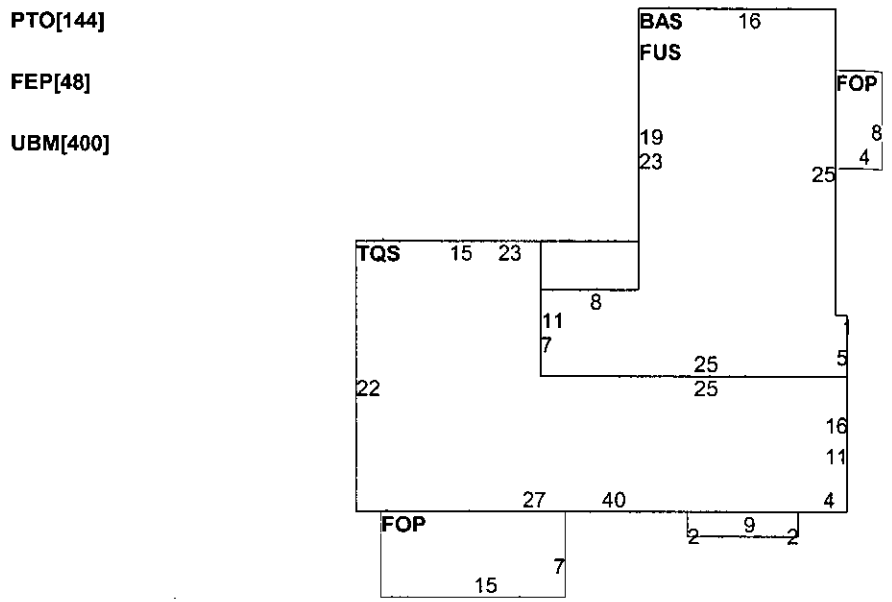
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	94.36
Section. RCN:	218,434
Net Other Adj:	0.00
Replace Cost	218,434
AYB	1856
EYB	1989
Dep Code	VG
Remodel Rating	
Year Remodeled	
Dep %	16
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Status	
% Complete	
Overall % Cond	84
Apprais Val	183,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



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
SHD1	SHED FRAME			L	64	8.00	1995		0		75	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value
BAS	First Floor	1,196	1,196	1,196	94.36	112,850
FEP	Porch, Enclosed, Finished	0	48	34	66.84	3,208
FOP	Porch, Open, Finished	0	137	27	18.60	2,548
FUS	Upper Story, Finished	487	541	487	84.94	45,951
PTO	Patio	0	144	7	4.59	660
TQS	Three Quarter Story	484	605	484	75.48	45,668
UBM	Basement, Unfinished	0	400	80	18.87	7,548
	Ttl. Gross Liv/Lease Area:	2,167	3,071	2,315		218,434

No Photo On Record

Property Location: 232 EAST PLEASANT ST
Vision ID: 549

MAP ID: 11B/ / 27/ /
Other ID: 11B000027

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12:29

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FAYE, LYNDA	2 Above Street	2 Public Wate	1 Paved	1 Urban
232 EAST PLEASANT ST		3 Public Sewe		
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # 10363 PRECINCT

Owner Occupi

PHOTO

GIS ID: 11B-27

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	83,700	83,700
RESIDNTL	1010	114,900	114,900
RESIDNTL	1010	500	500
	Total	199,100	199,100

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FAYE, LYNDA	3089/ 209	11/13/1987			1	
FOULDS, D RANDOLPH & FAYE L	2380/ 201	08/19/1983			56,000	
PRATT, NINA L	1906/ 333	08/26/1976			34,500	
FRASER, THOMAS M JR	1805/ 275	11/14/1974			34,000	
UNITED STATES INSULATION CO	1805/ 272	11/14/1974			0	
WOODBRIDGE ASSOCIATES INC	1725/ 150	08/15/1973			42,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2004	1010	83,700	2003	1010	79,300	2002	1010	72,100
2004	1010	114,900	2003	1010	114,900	2002	1010	99,100
2004	1010	500	2003	1010	500	2002	1010	500
	Total:	199,100		Total:	194,700		Total:	171,700

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)	114,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	500
Appraised Land Value (Bldg)	83,700
Special Land Value	
Total Appraised Card Value	199,100
Total Appraised Parcel Value	199,100
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	199,100

NOTES

INTERIOR ALTERATIONS NO ONE HOME RENOV BTH
1974, ADDITION 1984
CONSTRUCT DETACHED SHED
& BRICK PATIO FY96
KIT RENOV-ADDITION FY97
FY02 CHG'D DEPR 80 TO 81%

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
PLM01-264	5/7/2001	PL	Plumbing	0				WTR CLS, LAV, TUB, S
PLM01-12	7/18/2000	PL	Plumbing	0				BATHRM
BLD01-17	7/10/2000	RE	Remodel	5,000				ALTER BTHRM
ELE96-660	2/28/1996	EL	Electric	0		0		NEW OUTLE
Plm96-106	10/16/1995	PL	Plumbing	0		0		Sink & Di
bld96-131	8/30/1995		addition	1,500		0		
ELE95-269	10/13/1994			25		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
7/2/2001	LT	03	Building Permit Review
5/2/1996	EB		
7/11/1995	EB		

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	RN20				20,000.00	SF	3.60	1.10	4	1.00	CE	1.05		4.18	83,600
1	1010	SINGLE FAM	RN21				10.00	SF	0.08	1.10	0	1.00	CE	1.05		0.09	100
						Total Card Land Units	0.46	AC	Parcel Total Land Area:			0.46 AC				Total Land Value	83,700

Property Location: 232 EAST PLEASANT ST
Vision ID: 549

MAP ID: 11B/ / 27/ /
Other ID: 11B000027

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	06		Conventional
Model	01		Residential
Grade	26		Grade = 130%
Stories	2		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	05		Drywall/Sheet
2			
Interior Floor 1	09		Pine/Soft Wood
2			
Heating Fuel	03		Gas
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bedrooms	05		5 Bedrooms
Bathrooms	2		2 Bathrooms
Total Rooms	7		7 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			

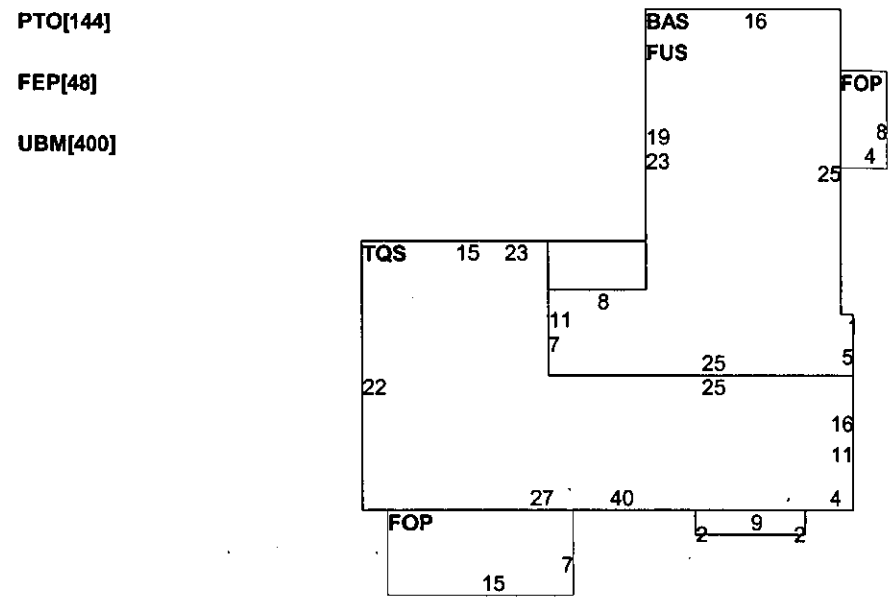
COST/MARKET VALUATION

Unadj. Base Rate	58.00
Size Adj. Factor	0.98261
Grade (Q) Index	1.30
Adj. Base Rate	74.09
Bldg. Value New	171,518
Year Built	1856
Eff. Year Built	(AV)
Nrml Physcl Dep	33
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	67
Deprec. Bldg Value	114,900

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
SHD1	SHED FRAME	L	64	8.00	1995	0	100	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,196	1,196	1,196	74.09	88,612
FEP	Porch, Enclosed, Finished	0	48	34	52.48	2,519
FOP	Porch, Open, Finished	0	137	27	14.60	2,000
FUS	Upper Story, Finished	487	541	487	66.69	36,082
PTO	Patio	0	144	7	3.60	519
TQS	Three Quarter Story	484	605	484	59.27	35,860
UBM	Basement, Unfinished	0	400	80	14.82	5,927
Ttl. Gross Liv/Lease Area		2,167	3,071	2,315	Bldg Val:	171,518

Property Location: 232 EAST PLEASANT ST
Vision ID: 549

MAP ID: 11B/ / 27/ /
Other ID: 11B000027

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 12/30/2004 11:43

CURRENT OWNER

FAYE, LYNDA

232 EAST PLEASANT ST
AMHERST, MA 01002

TOPO.	UTILITIES	STRT./ROAD	LOCATION
2 Above Street	2 Public Wate	1 Paved	1 Urban
	3 Public Sewe		

SUPPLEMENTAL DATA

Account #
Precinct
School
Owner Occupi YES

GIS ID: 11B-27

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	99,100	99,100
RESIDNTL	1010	146,600	146,600
RESIDNTL	1010	500	500
Total		246,200	246,200

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FAYE, LYNDA	3089/ 209	11/13/1987			1	
FOULDS, D RANDOLPH & FAYE L	2380/ 201	08/19/1983			56,000	
PRATT, NINA L	1906/ 333	08/26/1976			34,500	
FRASER, THOMAS M JR	1805/ 275	11/14/1974			34,000	
UNITED STATES INSULATION CO	1805/ 272	11/14/1974			0	
WOODBRIDGE ASSOCIATES INC	1725/ 150	08/15/1973			42,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2005	1010	99,100	2004	1010	83,700	2003	1010	79,300
2005	1010	146,600	2004	1010	114,900	2003	1010	114,900
2005	1010	500	2004	1010	500	2003	1010	500
	Total:	246,200		Total:	199,100		Total:	194,700

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	146,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	500
Appraised Land Value (Bldg)	99,100
Special Land Value	
Total Appraised Card Value	246,200
Total Appraised Parcel Value	246,200
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	246,200

NOTES

INTERIOR ALTERATIONS NO ONE HOME RENOV BTH
1974, ADDITION 1984
CONSTRUCT DETACHED SHED
& BRICK PATIO FY96
KIT RENOV-ADDITION FY97
FY02 CHG'D DEPR 80 TO 81%

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
PLM01-264	5/7/2001	PL	Plumbing	0				WTR CLS, LAV, TUB, S
PLM01-12	7/18/2000	PL	Plumbing	0				BATHRM
BLD01-17	7/10/2000	RE	Remodel	5,000				ALTER BTHRM
ELE96-660	2/28/1996	EL	Electric	0		0		NEW OUTLE
Plm96-106	10/16/1995	PL	Plumbing	0		0		Sink & Di
bld96-131	8/30/1995		addition	1,500		0		
ELE95-269	10/13/1994			25		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
7/2/2001	LT	03	Building Permit Review
5/2/1996	EB		
7/11/1995	EB		

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	RN20				20,000.00	SF	4.50	1.05	4	1.00	CE	1.05		4.95	99,000
1	1010	SINGLE FAM	RN21				10.00	SF	0.18	1.00	0	1.00	CE	1.05		0.19	100
						Total Card Land Units	20,010.00	SF	Parcel Total Land Area:			20,010 SF				Total Land Value	99,100

Property Location: 232 EAST PLEASANT ST **MAP ID:** 11B/ / 27/ /
Vision ID: 549 **Other ID:** 11B000027 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/30/2004 11

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	06		Conventional
Model	01		Residential
Grade	26		Grade = 130%
Stories	2		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	05		Drywall/Sheet
2			
Interior Floor 1	09		Pine/Soft Wood
2			
Heating Fuel	03		Gas
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bedrooms	05		5 Bedrooms
Bathrooms	2		2 Bathrooms
Total Rooms	7		7 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			

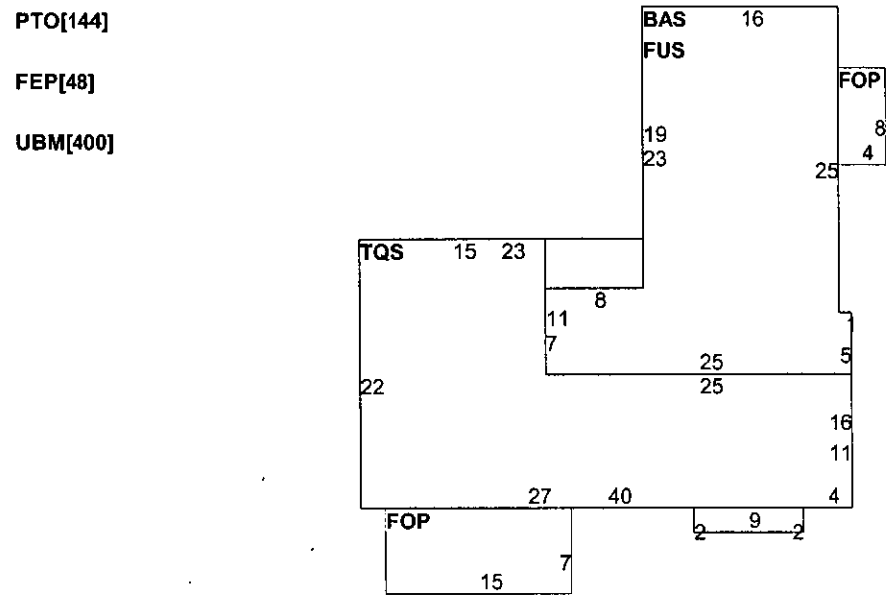
COST/MARKET VALUATION

Unadj. Base Rate	74.00
Size Adj. Factor	0.98261
Grade (Q) Index	1.30
Adj. Base Rate	94.53
Bldg. Value New	218,837
Year Built	1856
Eff. Year Built	(AV) 1970
Nrml Physcl Dep	33
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	67
Deprec. Bldg Value	146,600

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
SHD1	SHED FRAME	L	64	8.00	1995	0	100	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,196	1,196	1,196	94.53	113,058
FEP	Porch, Enclosed, Finished	0	48	34	66.96	3,214
FOP	Porch, Open, Finished	0	137	27	18.63	2,552
FUS	Upper Story, Finished	487	541	487	85.09	46,036
PTO	Patio	0	144	7	4.60	662
TQS	Three Quarter Story	484	605	484	75.62	45,753
UBM	Basement, Unfinished	0	400	80	18.91	7,562
Ttl. Gross Liv/Lease Area		2,167	3,071	2,315	Bldg Val:	218,837

Property Location: 232 EAST PLEASANT ST **MAP ID:** 11B/ / 27/ /
Vision ID: 549 **Other ID:** 11B000027 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/01/2000

CURRENT OWNER

FAYE, LYNDA

232 EAST PLEASANT ST
AMHERST, MA 01002

TOPO.	UTILITIES	STRT./ROAD	LOCATION
2 Above Street	2 Public Water	Paved	1 Urban
	3 Public Sewer		

SUPPLEMENTAL DATA

Account # PRECINCT

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	72,100	72,100
RESIDNTL	1010	89,000	89,000
RESIDNTL	1010	500	500
Total		161,600	161,600

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FAYE, LYNDA	3089/ 209	11/13/1987			1	
FOULDS, D RANDOLPH & FAYE L	2380/ 201	08/19/1983			56,000	
PRATT, NINA L	1906/ 333	08/26/1976			34,500	
FRASER, THOMAS M JR	1805/ 275	11/14/1974			34,000	
UNITED STATES INSULATION CO	1805/ 272	11/14/1974			0	
WOODBRIDGE ASSOCIATES INC	1725/ 150	08/15/1973			42,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2001	1010	72,100	2000	1010	72,100	1999	1010	66,300
2001	1010	89,000	2000	1010	89,000	1999	1010	86,900
2001	1010	500	2000	1010	500	1999	1010	500
Total:		161,600	Total:		161,600	Total:		153,700

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)	89,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	500
Appraised Land Value (Bldg)	72,100
Special Land Value	
Total Appraised Card Value	161,600
Total Appraised Parcel Value	161,600
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	**161,600**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
PLM01-12	7/18/00	PL	Plumbing	0				BATHRM
BLD01-17	7/10/00	RE	Remodel	5,000				ALTER BTHRM
ELE96-660	2/28/96	EL	Electric	0		0		NEW OUTLE
Plm96-106	10/16/95	PL	Plumbing	0		0		Sink & Di
bld96-131	8/30/95		addition	1,500		0		
ELE95-269	10/13/94			25		0		
94B/468	5/6/94			650		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
5/2/96	EB		
7/11/95	EB		

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	RN20				20,000.00	SF	3.60	1.00	0	1.00	CE	1.00		3.60	72,000
1	1010	SINGLE FAM	RN21				10.00	SF	0.08	1.00	0	1.00	CE	1.00		0.08	100
						Total Card Land Units	20,010.00	SF	Parcel Total Land Area:			20,010 SF				Total Land Value	72,100

Property Location: 232 EAST PLEASANT ST
Vision ID: 549

MAP ID: 11B/ / 27/ /
Other ID: 11B000027

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	06		Conventional
Model	01		Residential
Grade	22		Grade = 110%
Stories	2		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	05		Drywall/Sheet
2			
Interior Floor 1	09		Pine/Soft Wood
2			
Heating Fuel	03		Gas
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bedrooms	05		5 Bedrooms
Bathrooms	2		2 Bathrooms
Total Rooms	7		7 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			

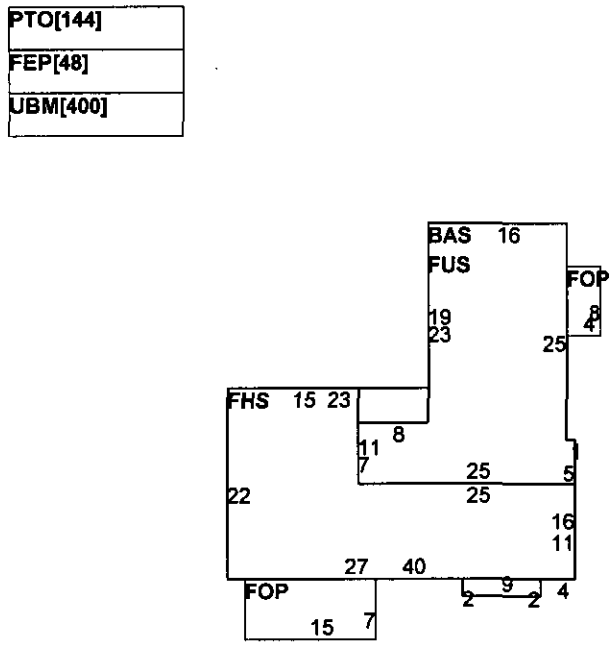
COST/MARKET VALUATION

Unadj. Base Rate	48.00
Size Adj. Factor	0.97348
Grade (Q) Index	1.10
Adj. Base Rate	51.40
Bldg. Value New	111,230
Year Built	1856
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	89,000

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
SHD1	SHED FRAME	L	64	8.00	1995	0	100	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,196	1,196	1,196	51.40	61,474
FEP	Porch, Enclosed, Finished	0	48	34	36.41	1,748
FHS	Half Story, Finished	333	605	333	28.29	17,116
FOP	Porch, Open, Finished	0	137	27	10.13	1,388
FUS	Upper Story, Finished	487	541	487	46.27	25,032
PTO	Patio	0	144	7	2.50	360
UBM	Basement, Unfinished	0	400	80	10.28	4,112
Ttl. Gross Liv/Lease Area		2,016	3,071	2,164	Bldg Val:	111,230

Property Location: 232 EAST PLEASANT ST
Vision ID: 549

MAP ID: 11B/ / 27/ /
Other ID: 11B000027

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 01/03/2002 08:02

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FAYE, LYNDA	2 Above Street	2 Public Wate	1 Paved	1 Urban
232 EAST PLEASANT ST		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	72,100	72,100
RESIDNTL	1010	99,100	99,100
RESIDNTL	1010	500	500
	Total	171,700	171,700

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FAYE, LYNDA	3089/ 209	11/13/1987			1	
FOULDS, D RANDOLPH & FAYE L	2380/ 201	08/19/1983			56,000	
PRATT, NINA L	1906/ 333	08/26/1976			34,500	
FRASER, THOMAS M JR	1805/ 275	11/14/1974			34,000	
UNITED STATES INSULATION CO	1805/ 272	11/14/1974			0	
WOODBRIDGE ASSOCIATES INC	1725/ 150	08/15/1973			42,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2002	1010	72,100	2001	1010	72,100	2000	1010	72,1
2002	1010	99,100	2001	1010	89,000	2000	1010	89,0
2002	1010	500	2001	1010	500	2000	1010	5
	Total:	171,700		Total:	161,600		Total:	161,6

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)	99,1
Appraised XF (B) Value (Bldg)	
Appraised OB (L) Value (Bldg)	5
Appraised Land Value (Bldg)	72,1
Special Land Value	
Total Appraised Card Value	171,7
Total Appraised Parcel Value	171,7
Valuation Method:	Cost/Market Valuat
Exemptions	
Net Total Appraised Parcel Value	171,7

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
PLM01-264	5/7/01	PL	Plumbing	0				WTR CLS, LAV, TUB, S
PLM01-12	7/18/00	PL	Plumbing	0				BATHRM
BLD01-17	7/10/00	RE	Remodel	5,000				ALTER BTHRM
ELE96-660	2/28/96	EL	Electric	0		0		NEW OUTLE
Plm96-106	10/16/95	PL	Plumbing	0		0		Sink & Di
bld96-131	8/30/95		addition	1,500		0		
ELE95-269	10/13/94			25		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
7/2/01	LT	03	Building Permit Review
5/2/96	EB		
7/11/95	EB		

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	RN20				20,000.00	SF	3.60	1.00	0	1.00	CE	1.00		3.60	72,0
1	1010	SINGLE FAM	RN21				10.00	SF	0.08	1.00	0	1.00	CE	1.00		0.08	1
						Total Card Land Units	0.46	AC	Parcel Total Land Area:			0.46 AC				Total Land Value	72,1

Property Location: 232 EAST PLEASANT ST
Vision ID: 549

MAP ID: 11B/ / 27/ /
Other ID: 11B000027

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	06		Conventional
Model	01		Residential
Grade	22		Grade = 110%
Stories	2		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	05		Drywall/Sheet
2			
Interior Floor 1	09		Pine/Soft Wood
2			
Heating Fuel	03		Gas
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bedrooms	05		5 Bedrooms
Bathrooms	2		2 Bathrooms
Total Rooms	7		7 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

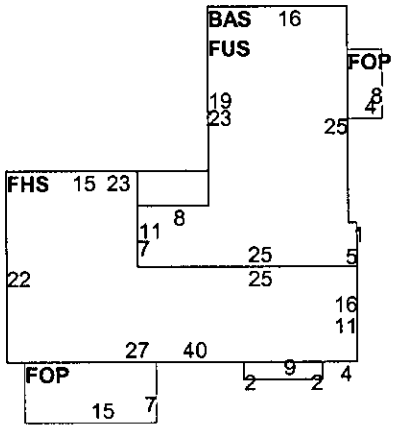
Unadj. Base Rate	52.80
Size Adj. Factor	0.97348
Grade (Q) Index	1.10
Adj. Base Rate	56.54
Bldg. Value New	122,353
Year Built	1856
Eff. Year Built	
Nrml Physcl Dep	19
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	81
Deprec. Bldg Value	99,100

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH

PTO[144]
FEP[48]
UBM[400]



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
SHD1	SHED FRAME	L	64	8.00	1995	0	100	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,196	1,196	1,196	56.54	67,622
FEP	Porch, Enclosed, Finished	0	48	34	40.05	1,922
FHS	Half Story, Finished	333	605	333	31.12	18,828
FOP	Porch, Open, Finished	0	137	27	11.14	1,527
FUS	Upper Story, Finished	487	541	487	50.90	27,535
PTO	Patio	0	144	7	2.75	396
UBM	Basement, Unfinished	0	400	80	11.31	4,523

Property Location: 232 EAST PLEASANT ST
Vision ID: 549

MAP ID: 11B/ / 27/ /
Other ID: 11B000027

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 03/26/2003 09:20

CURRENT OWNER

FAYE, LYNDA

232 EAST PLEASANT ST
AMHERST, MA 01002

TOPO.	UTILITIES	STRT./ROAD	LOCATION
2 Above Street	2 Public Wate	1 Paved	1 Urban
	3 Public Sewe		

SUPPLEMENTAL DATA

Account # 10363 PRECINCT

Owner Occupi

PHOTO

GIS ID: 11B-27

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	79,300	79,300
RESIDNTL	1010	114,900	114,900
RESIDNTL	1010	500	500
	Total	194,700	194,700

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FAYE, LYNDA	3089/ 209	11/13/1987			1	
FOULDS, D RANDOLPH & FAYE L	2380/ 201	08/19/1983			56,000	
PRATT, NINA L	1906/ 333	08/26/1976			34,500	
FRASER, THOMAS M JR	1805/ 275	11/14/1974			34,000	
UNITED STATES INSULATION CO	1805/ 272	11/14/1974			0	
WOODBRIDGE ASSOCIATES INC	1725/ 150	08/15/1973			42,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2003	1010	79,300	2002	1010	72,100	2001	1010	72,100
2003	1010	114,900	2002	1010	99,100	2001	1010	89,000
2003	1010	500	2002	1010	500	2001	1010	500
	Total:	194,700		Total:	171,700		Total:	161,600

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	114,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	500
Appraised Land Value (Bldg)	79,300
Special Land Value	
Total Appraised Card Value	194,700
Total Appraised Parcel Value	194,700
Valuation Method:	Cost/Market Valuation
Exemptions	0
Net Total Appraised Parcel Value	194,700

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.
PLM01-264	5/7/2001	PL	Plumbing	0			
PLM01-12	7/18/2000	PL	Plumbing	0			
BLD01-17	7/10/2000	RE	Remodel	5,000			
ELE96-660	2/28/1996	EL	Electric	0		0	
Plm96-106	10/16/1995	PL	Plumbing	0		0	
bld96-131	8/30/1995		addition	1,500		0	
ELE95-269	10/13/1994			25		0	

VISIT/CHANGE HISTORY

Comments	Date	ID	Cd.	Purpose/Result
WTR CLS, LAV, TUB, S	7/2/2001	LT	03	Building Permit Review
BATHRM	5/2/1996	EB		
ALTER BTHRM	7/11/1995	EB		
NEW OUTLE				
Sink & Di				

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	RN20				20,000.00	SF	3.60	1.10	4	1.00	CE	1.00		3.96	79,200
1	1010	SINGLE FAM	RN21				10.00	SF	0.08	1.10	0	1.00	CE	1.00		0.09	100
						Total Card Land Units	20,010.00	SF	Parcel Total Land Area:			20,010 SF				Total Land Value	79,300

Property Location: 232 EAST PLEASANT ST
Vision ID: 549

MAP ID: 11B/ / 27/ /
Other ID: 11B000027

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	06		Conventional
Model	01		Residential
Grade	26		Grade = 130%
Stories	2		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	05		Drywall/Sheet
2			
Interior Floor 1	09		Pine/Soft Wood
2			
Heating Fuel	03		Gas
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bedrooms	05		5 Bedrooms
Bathrooms	2		2 Bathrooms
Total Rooms	7		7 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			

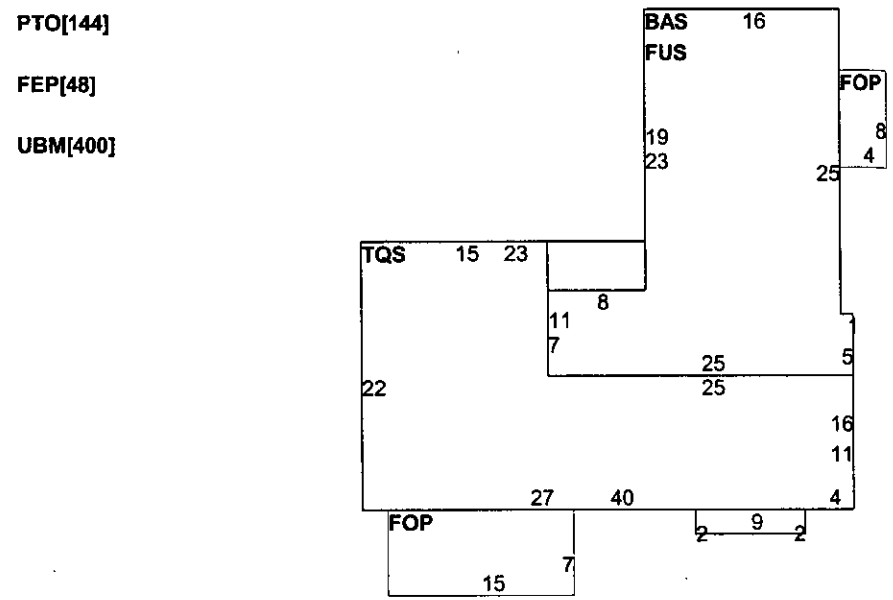
COST/MARKET VALUATION

Unadj. Base Rate	58.00
Size Adj. Factor	0.98261
Grade (Q) Index	1.30
Adj. Base Rate	74.09
Bldg. Value New	171,518
Year Built	1856
Eff. Year Built	(AV)
Nrml Physcl Dep	33
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	67
Deprec. Bldg Value	114,900

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
SHD1	SHED FRAME	L	64	8.00	1995	0	100	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,196	1,196	1,196	74.09	88,612
FEP	Porch, Enclosed, Finished	0	48	34	52.48	2,519
FOP	Porch, Open, Finished	0	137	27	14.60	2,000
FUS	Upper Story, Finished	487	541	487	66.69	36,082
PTO	Patio	0	144	7	3.60	519
TQS	Three Quarter Story	484	605	484	59.27	35,860
UBM	Basement, Unfinished	0	400	80	14.82	5,927
Ttl. Gross Liv/Lease Area		2,167	3,071	2,315	Bldg Val:	171,518

11B/000/027

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
10363	FAYE, LYNDA	11B-000-027	232 EAST PLEASANT ST	01/20/94	1 OF 1

ACCOUNT	TAX OWNER	ACRES: .46		CITY:	LAST APPRAISED
10363	FAYE, LYNDA	LOTS: 0	EXEMPT: N	NBRHD: CE	BY ERB ON 10/09/91
		DEED BP: 3089/209		PLAT BP:	

SALE INFORMATION: DATE: 11/13/87 PRICE 1.00

VALUE SUMMARY

	LAND MKT	LAND USE	BUILDING	OUTBLDG	TOTAL MKT	TOTAL USE
MULTIPLE USE	$0	$0	$0	$0	$0	$0
RESIDENTIAL	$52,000	$52,000	$80,500	$0	$132,500	$132,500
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
					MKT VALUE	TAX VALUE
*** TOTAL ***	$52,000	$52,000	$80,500	$0	$132,500	$132,500

INTERIOR ALTERATIONS 1974, ADDITION 1984
ALUM. FRONT ONLY INT. FAIR ONLY NEEDS TRIM ONLY SUB FLOOR

LAND

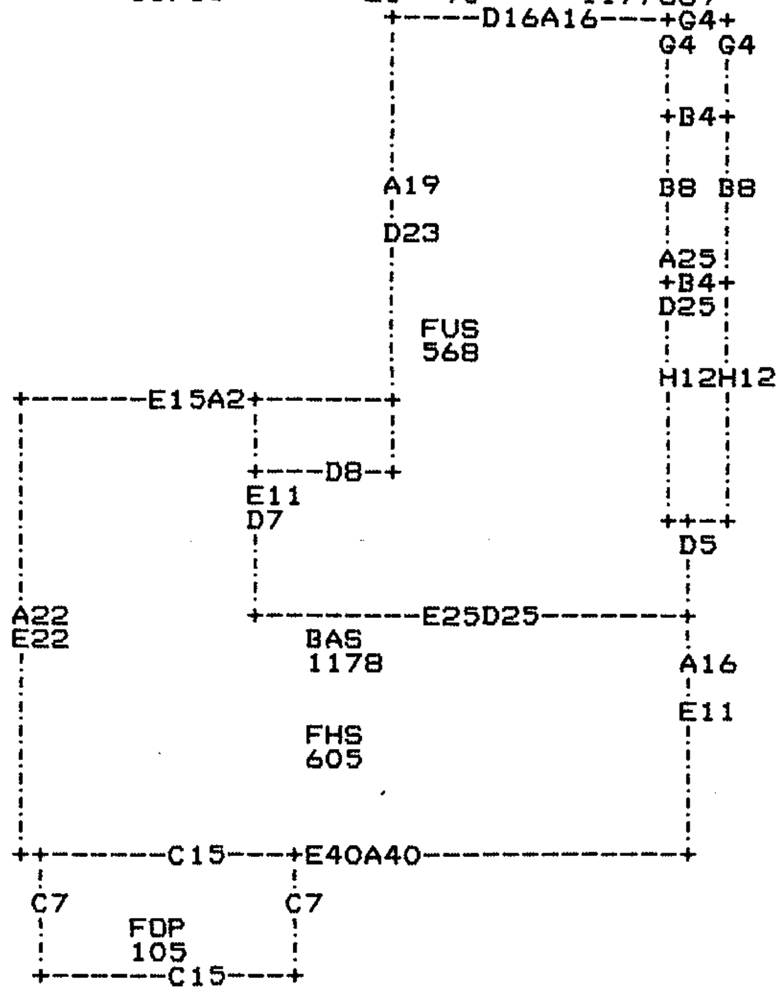
NO	TYPE	DESCRIPTION	ZONE	FRONTAGE	NO UNITS	TYP	UNIT PRICE	COND	ADJ PCT	TOT PCT	ADJ UN PRICE	MKT VALUE	USE VALUE
1	101	LAND 1 FAMILY	RN20		20000.00	SF	3.13	100	105	105	3.29	52,000	
2	101	LAND 1 FAMILY	RN21		10.00	SF	0.47	100	105	105	0.49	0	

OUTBUILDINGS & EXTRA FEATURES

NO	TYPE	DESCRIPTION	AREA	U PRICE	RCN	PHYS	VALUE

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
10363	FAYE, LYNDA	11B-000-027	232 EAST PLEASANT ST	01/20/94	2 OF 1

MODEL	BULDING STYLE	BUILDING USE	BASE EC FN PH PCT	RCN	DEPR VALUE
SFR	06-CONVENTIONAL	101-DWG 1 FAMILY	00.00 20 95	117,389	80,500



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

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

	---BAS---	---FUS---	--OTHER--
BEDROOMS	5	0	0
FULL BATHS	2	0	0
HALF BATHS	0	0	0
EXTRA FIXTURES	0	0	0

YEAR BUILT........1856
NUMBER STORIES....2.0
PERIMETER MULT....106

QUALITY...........AVERAGE
SHAPE/DESIGN......110
WALL HEIGHT.......8.0
EFFECT BASE RATE..54.00

SEC	TYPE	GROSS	PCT	EFFECT	RPL COST	BUILDING DIMENSIONS - - - - - - - - - - - - - - - -
A	BAS	1178	100	1178	63,608	DL16/DD19/DL23/DD22/DR40/DU16/DL1/DU25/
B	FOP	32	20	6	324	MD5/DR4/DD8/DL4/DU8/
C	FOP	105	20	21	1,134	MD41/ML22/DL15/DD7/DR15/DU7/
D	FUS	568	90	511	27,592	DL16/DD23/DL8/DD7/DR25/DU5/DL1/DU25/
E	FHS	605	55	333	17,981	ML24/MD19/DL15/DD22/DR40/DU11/DL25/DU11/
F	UBM	400	20	80	4,320	
G	FEP	16	70	11	594	MD1/DR4/DD4/DL4/DU4/
H	FEP	48	70	34	1,836	MD25/DR4/DU12/DL4/DD12/
SUBTL		2952		2174	117,389	
FIREPLACE					0	
GRAND TOTAL					117,389	

MAP 11B LOT 27 **PROPERTY ASSESSMENT RECORD – TOWN OF AMHERST, MASSACHUSETTS** S CARD NO. 1 of 2

232 E. Pleasant St.

LAND AREA 20010SF

	RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
10363	Faye, Lynda	none	11/13/87	3089	209
6690	Foulds, D. Randolph & Lynda Faye	56,000	8/19/83	2380	201

ASSESSMENT RECORD

	1987	1988	19	19	19	19	19	19	19	19
DWELLING										
GARAGE	Adjusted									
TOTAL VALUE BUILDINGS	90800	89800								
TOTAL VALUE LAND	45800	52600								
TOTAL VALUE LAND & BUILDINGS	136600	142400								

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	
HIGH		SEWER	
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	

STREET		TREND OF DISTRICT	
PAVED		IMPROVING	
SEMI-IMPROVED		STATIC	
DIRT		DECLINING	
SIDEWALK			

PROPERTY INFORMATION

LAND COST	
BLDG. COST	
SALE PRICE	
RENT	
EXPENSE	
NET RENT	
LAND	@ % =
BLDG.	@ % =
TOTAL	

MEMORANDA

BUILDING PERMIT RECORD	EST. COST	PERMIT NO.	DATE
Install wood stove	600.	91B-193	11/90

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
C.I.							
TOTAL VALUE LAND							
TOTAL VALUE BUILDINGS							
TOTAL VALUE LAND & BUILDINGS							

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
C.I.							
TOTAL VALUE LAND							
TOTAL VALUE BUILDINGS							
TOTAL VALUE LAND & BUILDINGS							

BUILDING RECORD

OCCUPANCY

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

NOTES – SPECIAL EQUIPMENT

SKETCH

CONSTRUCTION

FOUNDATION

CONCRETE	
CONCRETE BLOCK	
BRICK OR STONE	
PIERS	

BASEMENT

AREA FULL	
¼ ½ ¾	
NO BASEMENT	
HEAD ROOM	

WALLS

BEVEL SIDING	
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	
TIMBER, BEAMS & COLS	
STEEL BEAMS & COLS	
WOOD RAFTERS	

NO. OF ROOMS

BSMT.	2ND	
1ST	3RD	

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	
FIREPLACE	
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	
TOILET ROOM	
WATER CLOSET	
LAVATORY	
KITCHEN SINK	
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	
S.F.		
ADD. & PCHS.		
WALL HT.		
BSMT. AREA		
FINISH		
ATTIC		
HEATING		
PLUMBING		
M.F.		
TOTAL		
FACTOR		
REPL. VALUE		

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										
GARAGE										
COMMERCIAL										

DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED	TOTAL VALUE BUILDINGS	

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

MAP 11-B LOT 27 **PROPERTY ASSESSMENT RECORD – TOWN OF AMHERST, MASSACHUSETTS** S CARD NO.

232 E. Pleasant Street

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
Foulds, D. Randolph & Lynda Faye	56,000.	8/19/83	2380	201
Pratt, Nina L.	34,500	8/26/76	1906	333
Fraser, Thomas M. Jr.	34,000	11/14/74	1805	275
United States Insulation Co., Inc.	none	11/14/74	1805	272
Woodbridge Associates, Inc.(5 E. Pleasant St)	42,000	8/15/73	1725	150
Warren, Arthur J. & Madeline H.			960	176

6690

1974 20010 ⌀

30492 #

LAND AREA ~~112-rds~~ 0.7 A

ASSESSMENT RECORD

	1963	1964	1970	1974	1976	1978	1980	1981	1982	1984
DWELLING	2100									
GARAGE				List 75						
3-22-77				Same.						
		✓ All	✓✓✓			✓				
TOTAL VALUE BUILDINGS	2100	7490	12570	12570	14510	19500	24600	27700	30800	35600
TOTAL VALUE LAND	700	3750	8520	8000	8000	10000	10000	15000	15000	18800
TOTAL VALUE LAND & BUILDINGS	2800	11240	21090	20570	22510	29500	34600	42700	45800	54400

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	
HIGH	✓	SEWER	
LOW		GAS	
ROLLING	✓	ELECTRICITY	
SWAMPY		ALL UTILITIES	✓

STREET		TREND OF DISTRICT	
PAVED	✓	IMPROVING	
SEMI-IMPROVED		STATIC	✓
DIRT		DECLINING	
SIDEWALK			

MEMORANDA

78 x 6 = 59

Plumbing - 74-151 - 5.00

BUILDING PERMIT RECORD	EST. COST	PERMIT NO.	DATE
Interior alterations	900	332	12/74
Construct Storage Shed	179	53	4/75
Chimney Wood Stove - Alts	700	229	8/79

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
98	210	33	112%	37	3630		
59	119	33	6 %	2	120		
CONSTRUCT ADDITION					13000	84-228	8/84
C.I.							
TOTAL VALUE LAND					3750		
TOTAL VALUE BUILDINGS					7490		
TOTAL VALUE LAND & BUILDINGS					11240		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
20,010		40			8000	8000	76
100		05			520		
C.I.							
TOTAL VALUE LAND					8520	8000	8000
TOTAL VALUE BUILDINGS					12570	12570	14510
TOTAL VALUE LAND & BUILDINGS					21090	20570	22510

PROPERTY INFORMATION

	1985	1986	1987
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS	44,800	74500	113500
TOTAL VALUE LAND	18,800	23600	45800
TOTAL VALUE LAND & BUILDINGS	63,600	98100	159300

BUILDING RECORD

OCCUPANCY

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

CONSTRUCTION

FOUNDATION

CONCRETE	
CONCRETE BLOCK	
BRICK OR STONE	✓
PIERS	

BASEMENT

AREA FULL	
¼ ½ (¾)	✓
NO BASEMENT	
HEAD ROOM 6'	✓

WALLS

BEVEL SIDING F. Wis	✓
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 3x8-16" OC	✓
TIMBER, BEAMS & ~~GOLS~~	✓
STEEL BEAMS & COLS	✓
WOOD RAFTERS	✓

NO. OF ROOMS

BSMT.		2ND	4
1ST	4	3RD	

FLOORS

	B	1	2	3
CEMENT	✓			
EARTH	✓			
PINE		✓	✓	
HARDWOOD				
ASPH. TILE				
ATTIC STRS. & FLOOR NO				

INTERIOR FINISH

	B	1	2	3
PINE		✓	✓	
HARDWOOD				
PLASTER		✓	✓	
DRY WALL				
UNFINISHED	✓			
FIN. BSMT. AREA				
FIN. ATTIC AREA				
FIREPLACE				
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	✓
TOILET ROOM	
WATER CLOSET	
LAVATORY	
KITCHEN SINK	✓
STD. WATER HEATER	
AUTO. WATER HEATER	
NO PLUMBING	
MODERN FIXTURES	✓
TILE BATH FLR. & WSCT.	
TILE TOILET FLR. & WSCT.	

LIGHTING

NO LIGHTING	

NOTES – SPECIAL EQUIPMENT

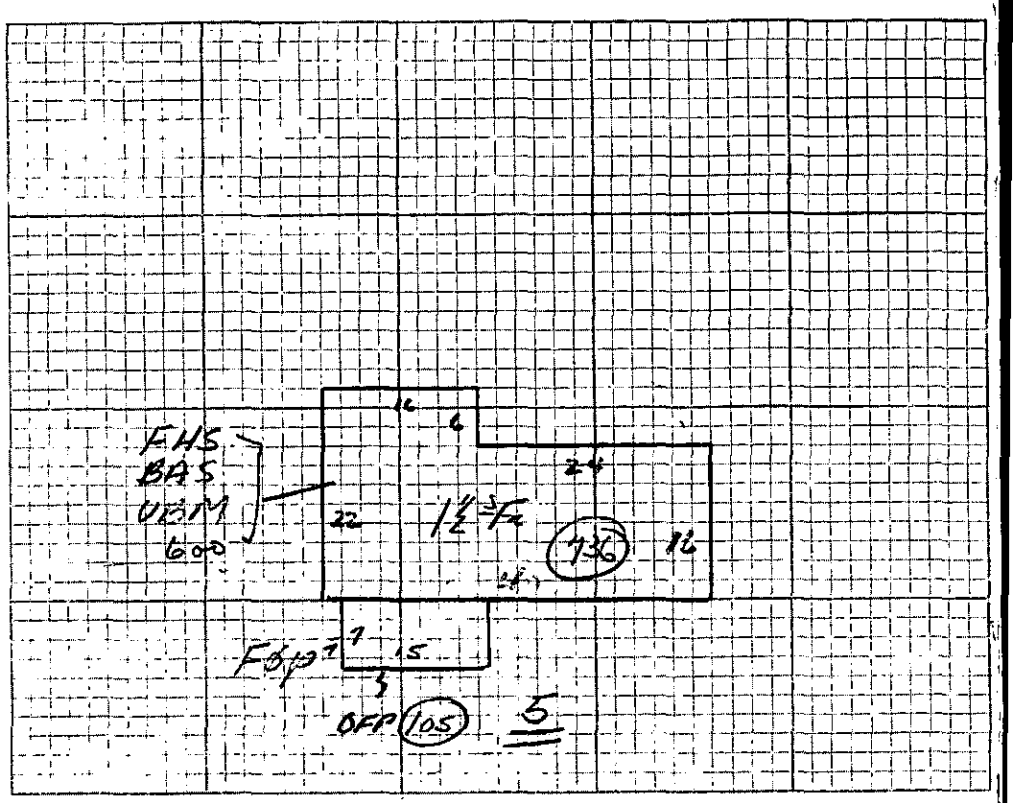
DESIGN

RANCH TYPE	
SPLIT LEVEL	
CONVENTIONAL	✓
DESIGN FACTOR	%
GRADE FACTOR	%

COMPUTATIONS

UNIT	AMOUNT
736 S.F.	17440
ADD. & PCHS.	+ 500
WALL HT.	
BSMT. AREA	− 360
FINISH	
ATTIC	
HEATING	
PLUMBING	
O. F.	
TOTAL	17580
FACTOR	x 110
REPL. VALUE	19340

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	1½ Fr + CB	C+10	1[illegible]		G	19340	35			~~12570~~
GARAGE	NONE						25			14510
COMMERCIAL										

DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED	TOTAL VALUE BUILDINGS
12-1-6[illegible]	[illegible]	[illegible]	[illegible]		90	[illegible]	

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

Property Location: 232 EAST PLEASANT ST | MAP ID: 11B/ / 27/ / | Bldg Name: | State Use: 1010

Vision ID: 549 | Account # 10363 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/13/2006 11:03

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FAYE, LYNDA	2 Above Street	2 Public Water	1 Paved	1 Urban
232 EAST PLEASANT ST		3 Public Sewer		
AMHERST, MA 01002				

Additional Owners:

SUPPLEMENTAL DATA

Other ID: 11B000027
Calc Frontag 92.5
Owner Occupi YES
APR PARCELS

Precinct
Units

GIS ID: 11B-27 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	183,500	183,500
RES LAND	1010	130,400	130,400
RESIDNTL	1010	400	400
Total		314,300	314,300

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FAYE, LYNDA	3089/ 209	11/13/1987			1	
FOULDS, D RANDOLPH & FAYE L	2380/ 201	08/19/1983			56,000	
PRATT, NINA L	1906/ 333	08/26/1976			34,500	
FRASER, THOMAS M JR	1805/ 275	11/14/1974			34,000	
UNITED STATES INSULATION CO	1805/ 272	11/14/1974			0	
WOODBRIDGE ASSOCIATES INC	1725/ 150	08/15/1973			42,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2007	1010	183,500	2006	1010	183,500	2005	1010	146,600
2007	1010	130,400	2006	1010	130,400	2005	1010	99,100
2007	1010	400	2006	1010	400	2005	1010	500
	Total:	314,300		Total:	314,300		Total:	246,200

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)	183,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	400
Appraised Land Value (Bldg)	130,400
Special Land Value	0
Total Appraised Parcel Value	314,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	314,300

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE07-0330	09/19/2006	EL	Electric	0		0		WIRE BDRM & BTH A
PLM07-0062	08/29/2006	PL	Plumbing	0		0		RENOV BTH
BLD06-981	06/16/2006	AD	Addition	29,500		0		ADD'T EXTENT BDRM
ELE05-1181	06/17/2005	EL	Electric	0		0		CHANGE SERVICE
PLM01-264	05/07/2001	PL	Plumbing	0		0		WTR CLS, LAV, TUB, S
PLM01-12	07/18/2000	PL	Plumbing	0		0		BATHRM
BLD01-17	07/10/2000	RE	Remodel	5,000		0		ALTER BTHRM

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/20/2005			SS	15	DRIVE BY FIELD REVI
7/2/2001			LT	03	Building Permit Review
5/2/1996			EB		
7/11/1995			EB		

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	1.05	4	1.0000	1.00	CE	1.15			6.52	130,400
1	1010	SINGLE FAM MDL-01	RN21				10	SF	0.18	1.00	0	1.0000	1.00	CE	1.15			0.21	0

Total Card Land Units: 0.46 AC | Parcel Total Land Area: 0.46 AC | Total Land Value: 130,400

Property Location: 232 EAST PLEASANT ST | *MAP ID:* 11B/ / 27/ / | *Bldg Name:* | *State Use:* 1010

Vision ID: 549 | *Account #* 10363 | *Bldg #:* 1 of 1 | *Sec #:* 1 *of* 1 | *Card* 1 *of* 1 | *Print Date:* 12/13/2006 11:03

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	24		Grade = 120%
Stories	2		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	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	03		Gas
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	05		5 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	7		7 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

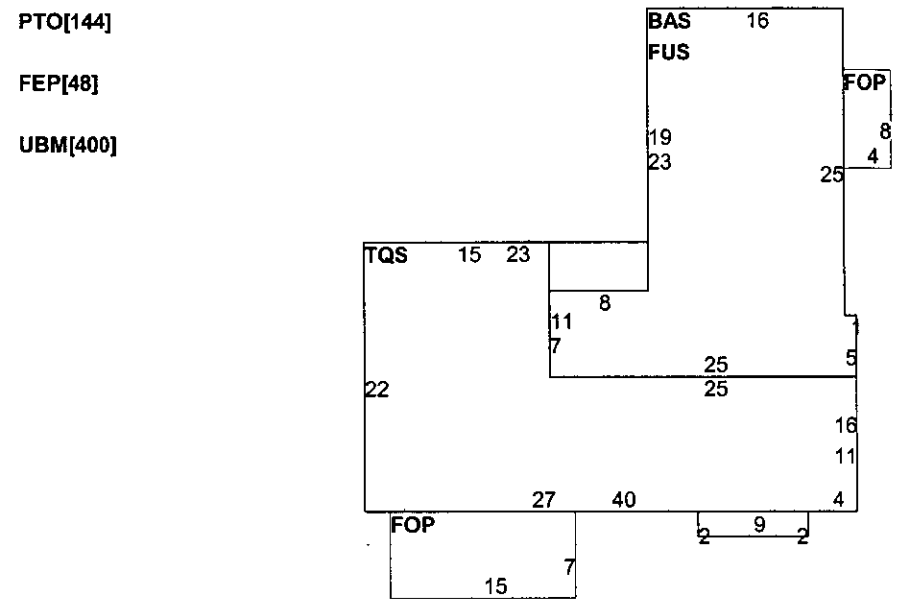
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	94.36
Section. RCN:	218,434
Net Other Adj:	0.00
Replace Cost	218,434
AYB	1856
Dep Code	VG
Remodel Rating	
Year Remodeled	
Dep %	16
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	84
Apprais Val	183,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



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
SHD1	SHED FRAME			L	64	8.00	1995		0		75	400

No Photo On Record

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,196	1,196	1,196	94.36	112,850
FEP	Porch, Enclosed, Finished	0	48	34	66.84	3,208
FOP	Porch, Open, Finished	0	137	27	18.60	2,548
FUS	Upper Story, Finished	487	541	487	84.94	45,951
PTO	Patio	0	144	7	4.59	660
TQS	Three Quarter Story	484	605	484	75.48	45,668
UBM	Basement, Unfinished	0	400	80	18.87	7,548
	Ttl. Gross Liv/Lease Area:	2,167	3,071	2,315		218,434

PROP. LOC.: 232 EAST PLEASANT ST MAP I.D.: 11B/ / 27/ /

Other i.d.: 11B000027 Bldg. 1 Card 1 of 1 Print Date: 12/23/98

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION
FAYE, LYNDA 232 EAST PLEASANT ST AMHERST, MA 01002	2 Above St	2 Public W 3 Public S	1 Paved	1 Urban

SUPPLEMENTAL DATA

Account No.: PHOTO
PRECINCT

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	66,300	66,300
RESIDNTL	1010	86,900	86,900
RESIDNTL	1010	500	500
Total		153,700	153,700

601
AMHERST, MA

MMC

RECORD OF OWNERSHIP

	BK-VOL/PAGE	MO/DY/YR	SALE PRICE	V.C.
FAYE, LYNDA	3089/209	11/13/87	1	
FOULDS, D RANDOLPH & FAYE L	2380/201	08/19/83	56,000	
PRATT, NINA L	1906/333	08/26/76	34,500	
FRASER, THOMAS M JR	1805/275	11/14/74	34,000	
UNITED STATES INSULATION CO	1805/272	11/14/74	0	
WOODBRIDGE ASSOCIATES INC	1725/150	08/15/73	42,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1010	66,300	98	1010	66,300	97	1010	66,300
99	1010	86,900	98	1010	86,900	97	1010	87,200
99	1010	500	98	1010	500	97	1010	500
	Total	153,700		Total	153,700		Total	154,000

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	86,900
Appraised X.F.(B) Value (Bldg)	0
Appraised O.B.(L) Value (Bldg)	500
Appraised Land Value (Bldg)	66,300
Special Land Value	0
Total Appraised Card Value	153,700
Total Appraised Parcel Value	153,700
Exemption(s)	
Net Total Appraised Parcel Value	153,700

COMPARABLE

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

BUILDING PERMIT RECORD

Permit I.D.#	Issue Date	Type	Description	Amount	Insp. Date	%Cmp	Date Cmp	Comments
ELE96-660	022896	EL	Electric			0		NEW OUTLETS
Plm96-106	101695	PL	Plumbing			0		Sink & Dishwashe
bld96-131	083095		addition	1,500		0		
ELE95-269	101394			25		0		
94B/468	050694			650		0		
93B-454	051993			300		0		

VISIT/CHANGE HISTORY

Date	I.D.	Cd	Purpose/Result
05/02/96	EB		
07/11/95	EB		

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	RN20				20,000.00	SF	3.60	1.05	0	1.00	CE	.88		3.31	66,200
1	1010	SINGLE FAM	RN21				10.00	SF	0.08	1.05	0	1.00	CE	.88		0.07	100
		Total Land Units					20,010.00	SF								Total	66,300

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	06		Conventional
Model	01		Residential
Grade	22		Grade = 110%
Stories	2		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	05		Drywall/Sheet
2			
Inter. Floor 1	09		Pine/Soft Wood
2			
Heating Fuel	03		Gas
Type	04		Forced Air-Duc
Air/Cn Type	01		None
Bedrooms	05		5 Bedrooms
Bathrooms	2		2 Bathrooms
Total Rooms	7		7 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	0.9735	
Grade(Q) Index	1.10	
Adj Base Rate	53.54	
Bldg Value New		115,861
Year Built	1856	
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		86,900

NOTES

INTERIOR ALTERATIONS
1974, ADDITION 1984
CONSTRUCT DETACHED SHED
& BRICK PATIO FY96
KIT RENOV-ADDITION FY97

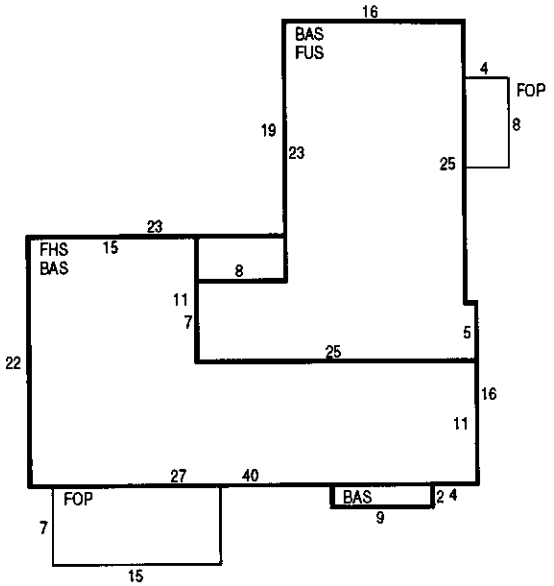
OB-OUTBUILDINGS & YARD ITEMS (L)

Code	Description	L	Units	Unit Price	Yr	Dp Rt	%Cnd	Apr. Value
SHD1	SHED FRAME	L	64	8.00	95	0.00	100	500

Total OB Value 500

INCOME SECTION

SKETCH



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,196	1,196	53.54	64,034
FEP	Porch, Enclosed, F	48	34	37.92	1,820
FHS	Half Story, Finish	605	333	29.47	17,829
FOP	Porch, Open, Finis	137	27	10.55	1,446
FUS	Upper Story, Finis	541	487	48.20	26,074
PTO	Patio	144	7	2.60	375
UBM	Basement, Unfinish	400	80	10.71	4,283

Ttl. Gross Liv/Lease Area 2,164 Bldg Value 115,861

XF-BUILDING EXTRA FEATURES (B)

Code	Description	B	Units	Unit Price	Yr	Dp Rt	%Cnd	Appr. Value

Total XF Value 0

(Sketch) Traverse Code

PTR[D41,L22],FOP[L15,D7,R15,U7],PTR[U41,R22],PTR[L24,D19],
FHS[L15,D22,R40,U11,L25,U11],PTR[R24,U19],BAS[L16,D19,L23,D22,R27,D2,
R9,U2,R4,U16,L1,U25],PTO[144],FEP[48],FUS[L16,D23,L8,D7,R25,U5,L1,
U25],PTR[D5],FOP[R4,D8,L4,U8],PTR[U5],UBM[400]