Property Location: 275 EAST PLEASANT ST | **MAP ID:** 11B/ / 63/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 833 | **Account #**8212 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 01/17/2006 09:36

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FAIR, JOHN R FAIR, JANICE O 275 EAST PLEASANT ST AMHERST, MA 01002 Additional Owners:		2 Public Water 3 Public Sewer		

SUPPLEMENTAL DATA

Other ID:	11B000063	Precinct	
Calc Frontag	249	School	
Owner Occupi	YES		
GIS ID: 11B-63		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	66,800	66,800
RES LAND	1010	130,300	130,300
RESIDNTL	1010	8,600	8,600
	Total	205,700	205,700

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FAIR, JOHN R	4329/ 81	10/21/1993		I	1	A
FAIR, JOHN R & JANICE O	4329/ 81	10/21/1993			0	
FAIR, RUTH B	3133/ 128	02/17/1988			0	
FAIR, JOHN W & RUTH B	1147/ 463	01/01/1949			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	1010	66,800	2005	1010	85,500	2004	1010	68,800
2006	1010	130,300	2005	1010	98,100	2004	1010	83,500
2006	1010	8,600	2005	1010	8,600	2004	1010	6,900
	Total:	205,700		Total:	192,200		Total:	159,200

EXEMPTIONS

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

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

LIFE ESTATE RETAINED BY
RUTH FAIR
EF

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	66,800
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	8,600
Appraised Land Value (Bldg)	130,300
Special Land Value	0
Total Appraised Parcel Value	205,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	205,700

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
92B-29	07/19/1991			963		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/20/2005			SS	15	DRIVE BY FIELD REVI
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	RN20				16,062	SF	6.72	1.05	4	1.0000	1.00	CE	1.15				8.11	130,300

Total Card Land Units: 16,062 SF | Parcel Total Land Area: 16,062 SF | Total Land Value: 130,300

Property Location: 275 EAST PLEASANT ST **MAP ID:** 11B/ / 63/ / **Bldg Name:** **State Use:** 1010

Vision ID: 833 **Account #** 8212 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 01/17/2006 09:36

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	20		Grade = 100%
Stories	1.5		1 1/2 Stories
Occupancy			
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	02		2 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	5		5 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

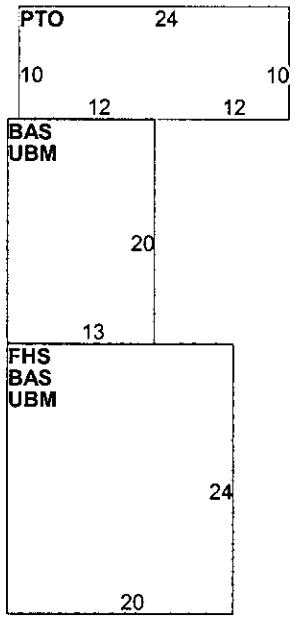
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	98.96
Section. RCN:	115,189
Net Other Adj:	0.00
Replace Cost	115,189
AYB	1900
EYB	1963
Dep Code	FR
Remodel Rating	
Year Remodeled	
Dep %	42
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Status	
% Complete	
Overall % Cond	58
Apprais Val	66,800
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
FGR1	GARAGE-AVE			L	864	20.00	1985		0		50	8,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value
BAS	First Floor	740	740	740	98.96	73,230
FHS	Half Story, Finished	264	480	264	54.43	26,125
PTO	Patio	0	240	12	4.95	1,188
UBM	Basement, Unfinished	0	740	148	19.79	14,646
	Ttl. Gross Liv/Lease Area:	1,004	2,200	1,164		115,189

No Photo On Record

Property Location: 275 EAST PLEASANT ST **MAP ID:** 11B/ / 63/ /
Vision ID: 833 **Other ID:** 11B000063 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12:30

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FAIR, JOHN R FAIR, JANICE O 275 EAST PLEASANT ST AMHERST, MA 01002		2 Public Wate 3 Public Sewer		

SUPPLEMENTAL DATA

Account # 8212 PRECINCT

Owner Occupi

PHOTO

GIS ID: 11B-63

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	83,500	83,500
RESIDNTL	1010	68,800	68,800
RESIDNTL	1010	6,900	6,900
	Total	159,200	159,200

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FAIR, JOHN R	4329/ 81	10/21/1993		I	1	A
FAIR, JOHN R & JANICE O	4329/ 81	10/21/1993			0	
FAIR, RUTH B	3133/ 128	02/17/1988			0	
FAIR, JOHN W & RUTH B	1147/ 463	01/01/1949			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2004	1010	83,500	2003	1010	79,200	2002	1010	70,000
2004	1010	68,800	2003	1010	68,800	2002	1010	59,700
2004	1010	6,900	2003	1010	6,900	2002	1010	6,900
	Total:	159,200		Total:	154,900		Total:	136,600

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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NOTES

LIFE ESTATE RETAINED BY
RUTH FAIR

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	68,800
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	6,900
Appraised Land Value (Bldg)	83,500
Special Land Value	
Total Appraised Card Value	159,200
Total Appraised Parcel Value	159,200
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	159,200

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
92B-29	7/19/1991			963		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
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	RN20				16,062.00	SF	4.48	1.10	4	1.00	CE	1.05		5.20	83,500
						Total Card Land Units	0.37	AC	Parcel Total Land Area:			0.37 AC				Total Land Value	83,500

Property Location: 275 EAST PLEASANT ST
Vision ID: 833

MAP ID: 11B/ / 63/ /
Other ID: 11B000063

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	24		Grade = 120%
Stories	1.5		1 1/2 Stories
Occupancy	00		
Exterior Wall 1	11		Clapboard
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	05		Hot Water
AC Type	01		None
Bedrooms	02		2 Bedrooms
Bathrooms	1		1 Bathroom
Total Rooms	5		5 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			

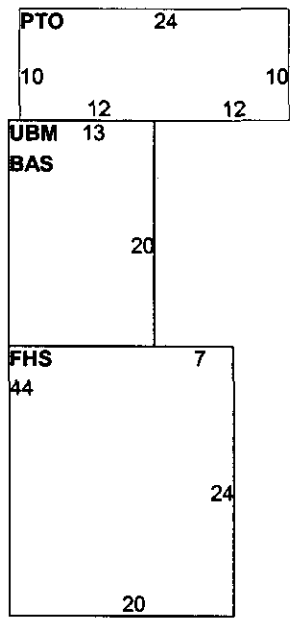
CONDO/MOBILE HOME DATA

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	1.31151
Grade (Q) Index	1.16
Adj. Base Rate	88.24
Bldg. Value New	102,711
Year Built	1900
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	68,800

SKETCH



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
FGR1	GARAGE-AVE	L	864	16.00	1985	0	50	6,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	740	740	740	88.24	65,298
FHS	Half Story, Finished	264	480	264	48.53	23,295
PTO	Patio	0	240	12	4.41	1,059
UBM	Basement, Unfinished	0	740	148	17.65	13,060
Ttl. Gross Liv/Lease Area		1,004	2,200	1,164	Bldg Val:	102,711

Property Location: 275 EAST PLEASANT ST **MAP ID:** 11B/ / 63/ /
Vision ID: 833 **Other ID:** 11B000063 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/30/2004 11:45

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FAIR, JOHN R FAIR, JANICE O 275 EAST PLEASANT ST AMHERST, MA 01002		2 Public Wate 3 Public Sewe		

SUPPLEMENTAL DATA

Account # Precinct
School
Owner Occupi YES

GIS ID: 11B-63

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	98,100	98,100
RESIDNTL	1010	85,500	85,500
RESIDNTL	1010	8,600	8,600
	Total	192,200	192,200

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FAIR, JOHN R	4329/ 81	10/21/1993		I	1	A
FAIR, JOHN R & JANICE O	4329/ 81	10/21/1993			0	
FAIR, RUTH B	3133/ 128	02/17/1988			0	
FAIR, JOHN W & RUTH B	1147/ 463	01/01/1949			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2005	1010	98,100	2004	1010	83,500	2003	1010	79,200
2005	1010	85,500	2004	1010	68,800	2003	1010	68,800
2005	1010	8,600	2004	1010	6,900	2003	1010	6,900
	Total:	192,200		Total:	159,200		Total:	154,900

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)	85,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	8,600
Appraised Land Value (Bldg)	98,100
Special Land Value	
Total Appraised Card Value	192,200
Total Appraised Parcel Value	192,200
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	192,200

NOTES

LIFE ESTATE RETAINED BY
RUTH FAIR

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
92B-29	7/19/1991			963		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
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	RN20				16,062.00	SF	5.55	1.05	4	1.00	CE	1.05		6.11	98,100
						Total Card Land Units	16,062.00	SF	Parcel Total Land Area:			16,062 SF				Total Land Value	98,100

Property Location: 275 EAST PLEASANT ST
Vision ID: 833

MAP ID: 11B/ / 63/ /
Other ID: 11B000063

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	24		Grade = 120%
Stories	1.5		1 1/2 Stories
Occupancy	00		
Exterior Wall 1	11		Clapboard
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	05		Hot Water
AC Type	01		None
Bedrooms	02		2 Bedrooms
Bathrooms	1		1 Bathroom
Total Rooms	5		5 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			

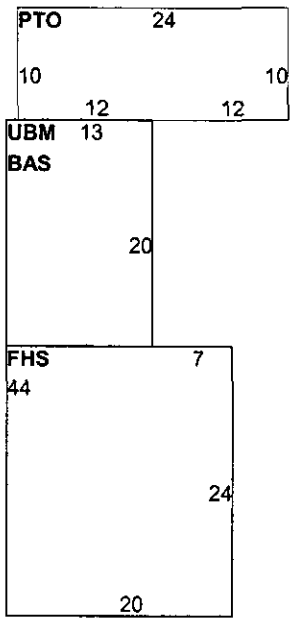
COST/MARKET VALUATION

Unadj. Base Rate	74.00
Size Adj. Factor	1.31151
Grade (Q) Index	1.13
Adj. Base Rate	109.67
Bldg. Value New	127,656
Year Built	1900
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	85,500

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
FGR1	GARAGE-AVE	L	864	20.00	1985	0	50	8,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	740	740	740	109.67	81,156
FHS	Half Story, Finished	264	480	264	60.32	28,953
PTO	Patio	0	240	12	5.48	1,316
UBM	Basement, Unfinished	0	740	148	21.93	16,231
Ttl. Gross Liv/Lease Area		1,004	2,200	1,164	Bldg Val:	127,656

Property Location: 275 EAST PLEASANT ST
Vision ID: 833

MAP ID: 11B/ / 63/ /
Other ID: 11B000063

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

CURRENT OWNER

FAIR, JOHN R
FAIR, JANICE O
275 EAST PLEASANT ST
AMHERST, MA 01002

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

SUPPLEMENTAL DATA

Account # PRECINCT

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	70,000	70,000
RESIDNTL	1010	54,300	54,300
RESIDNTL	1010	6,900	6,900
	Total	131,200	131,200

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FAIR, JOHN R	4329/ 81	10/21/1993		I	1	A
FAIR, JOHN R & JANICE O	4329/ 81	10/21/1993			0	
FAIR, RUTH B	3133/ 128	02/17/1988			0	
FAIR, JOHN W & RUTH B	1147/ 463	01/01/1949			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2001	1010	70,000	2000	1010	70,000	1999	1010	64,700
2001	1010	54,300	2000	1010	53,700	1999	1010	52,400
2001	1010	6,900	2000	1010	6,900	1999	1010	6,900
	Total:	131,200		Total:	130,600		Total:	124,000

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)	54,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	6,900
Appraised Land Value (Bldg)	70,000
Special Land Value	
Total Appraised Card Value	131,200
Total Appraised Parcel Value	131,200
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	131,200

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
92B-29	7/19/91			963		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
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	RN20				16,062.00	SF	3.60	1.00	0	1.21	CE	1.00	SPCL(10%)Notes:	4.36	70,000
						Total Card Land Units	16,062.00	SF	Parcel Total Land Area:			16,062 SF				Total Land Value	70,000

Property Location: 275 EAST PLEASANT ST **MAP ID:** 11B/ / 63/ /
Vision ID: 833 **Other ID:** 11B000063 **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	20		Grade = 100%
Stories	1.5		1 1/2 Stories
Occupancy	00		
Exterior Wall 1	11		Clapboard
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	05		Hot Water
AC Type	01		None
Bedrooms	02		2 Bedrooms
Bathrooms	1		1 Bathroom
Total Rooms	5		5 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			

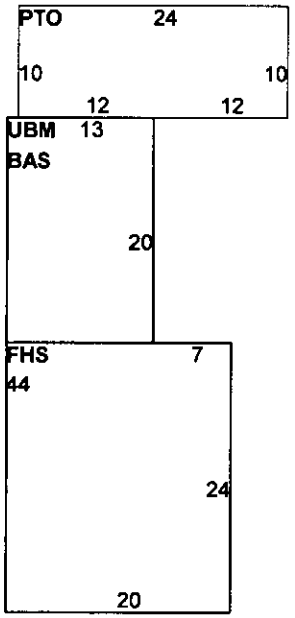
CONDO/MOBILE HOME DATA

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	1.25138
Grade (Q) Index	0.97
Adj. Base Rate	58.26
Bldg. Value New	67,815
Year Built	1900
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	54,300

SKETCH



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
FGR1	GARAGE-AVE	L	864	16.00	1985	0	50	6,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	740	740	740	58.26	43,112
FHS	Half Story, Finished	264	480	264	32.04	15,381
PTO	Patio	0	240	12	2.91	699
UBM	Basement, Unfinished	0	740	148	11.65	8,622
Ttl. Gross Liv/Lease Area		1,004	2,200	1,164	Bldg Val:	67,815

Property Location: 275 EAST PLEASANT ST **MAP ID:** 11B/ / 63/ /
Vision ID: 833 **Other ID:** 11B000063 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 01/03/2002 08:04

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FAIR, JOHN R FAIR, JANICE O 275 EAST PLEASANT ST AMHERST, MA 01002		2 Public Wate 3 Public Sewe		

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	70,000	70,000
RESIDNTL	1010	59,700	59,700
RESIDNTL	1010	6,900	6,900
	Total	136,600	136,600

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FAIR, JOHN R	4329/ 81	10/21/1993		I	1	A
FAIR, JOHN R & JANICE O	4329/ 81	10/21/1993			0	
FAIR, RUTH B	3133/ 128	02/17/1988			0	
FAIR, JOHN W & RUTH B	1147/ 463	01/01/1949			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2002	1010	70,000	2001	1010	70,000	2000	1010	70,0
2002	1010	59,700	2001	1010	54,300	2000	1010	53,7
2002	1010	6,900	2001	1010	6,900	2000	1010	6,9
	Total:	136,600		Total:	131,200		Total:	130,6

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

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	59,7
Appraised XF (B) Value (Bldg)	
Appraised OB (L) Value (Bldg)	6,9
Appraised Land Value (Bldg)	70,0
Special Land Value	
Total Appraised Card Value	136,6
Total Appraised Parcel Value	136,6
Valuation Method:	Cost/Market Valuat
Exemptions	
Net Total Appraised Parcel Value	136,6

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
92B-29	7/19/91			963		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
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	RN20				16,062.00	SF	3.60	1.00	0	1.21	CE	1.00		4.36	70,0
						Total Card Land Units	0.37	AC	Parcel Total Land Area:			0.37 AC				Total Land Value	70,0

Property Location: 275 EAST PLEASANT ST
Vision ID: 833

MAP ID: 11B/ / 63/ /
Other ID: 11B000063

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	20		Grade = 100%
Stories	1.5		1 1/2 Stories
Occupancy	00		
Exterior Wall 1	11		Clapboard
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	05		Hot Water
AC Type	01		None
Bedrooms	02		2 Bedrooms
Bathrooms	1		1 Bathroom
Total Rooms	5		5 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			

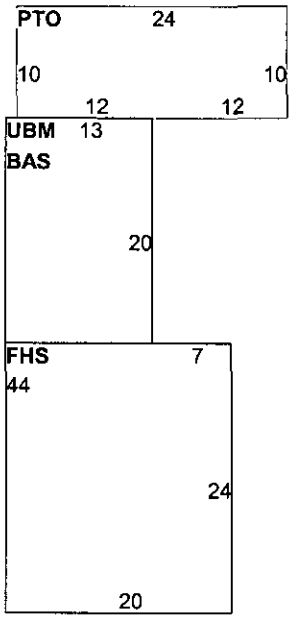
COST/MARKET VALUATION

Unadj. Base Rate	52.80
Size Adj. Factor	1.25138
Grade (Q) Index	0.97
Adj. Base Rate	64.09
Bldg. Value New	74,601
Year Built	1900
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	59,700

MIXED USE

Code	Descrintion	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
FGR1	GARAGE-AVE	L	864	16.00	1985	0	50	6,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	740	740	740	64.09	47,427
FHS	Half Story, Finished	264	480	264	35.25	16,920
PTO	Patio	0	240	12	3.20	769
UBM	Basement, Unfinished	0	740	148	12.82	9,485

Property Location: 275 EAST PLEASANT ST **MAP ID:** 11B/ / 63/ /
Vision ID: 833 **Other ID:** 11B000063 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 03/26/2003 09:21

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FAIR, JOHN R		2 Public Wate		
FAIR, JANICE O		3 Public Sewe		
275 EAST PLEASANT ST				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # 8212 PRECINCT

Owner Occupi

PHOTO

GIS ID: 11B-63

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	79,200	79,200
RESIDNTL	1010	68,800	68,800
RESIDNTL	1010	6,900	6,900
	Total	154,900	154,900

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FAIR, JOHN R	4329/ 81	10/21/1993		I	1	A
FAIR, JOHN R & JANICE O	4329/ 81	10/21/1993			0	
FAIR, RUTH B	3133/ 128	02/17/1988			0	
FAIR, JOHN W & RUTH B	1147/ 463	01/01/1949			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2003	1010	79,200	2002	1010	70,000	2001	1010	70,000
2003	1010	68,800	2002	1010	59,700	2001	1010	54,300
2003	1010	6,900	2002	1010	6,900	2001	1010	6,900
	Total:	154,900		Total:	136,600		Total:	131,200

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

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	68,800
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	6,900
Appraised Land Value (Bldg)	79,200
Special Land Value	
Total Appraised Card Value	154,900
Total Appraised Parcel Value	154,900
Valuation Method:	Cost/Market Valuation
Exemptions	0
Net Total Appraised Parcel Value	154,900

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
92B-29	7/19/1991			963		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
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	RN20				16,062.00	SF	4.48	1.10	4	1.00	CE	1.00		4.93	79,200
						Total Card Land Units	16,062.00	SF	Parcel Total Land Area:			16,062 SF				Total Land Value	79,200

Property Location: 275 EAST PLEASANT ST
Vision ID: 833

MAP ID: 11B/ / 63/ /
Other ID: 11B000063

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	24		Grade = 120%
Stories	1.5		1 1/2 Stories
Occupancy	00		
Exterior Wall 1	11		Clapboard
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	05		Hot Water
AC Type	01		None
Bedrooms	02		2 Bedrooms
Bathrooms	1		1 Bathroom
Total Rooms	5		5 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			

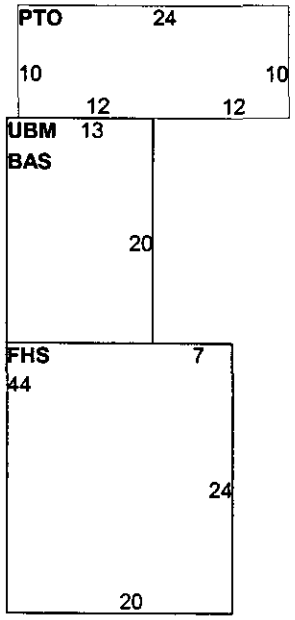
COST/MARKET VALUATION

Unadj. Base Rate	58.00
Size Adj. Factor	1.31151
Grade (Q) Index	1.16
Adj. Base Rate	88.24
Bldg. Value New	102,711
Year Built	1900
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	68,800

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
FGR1	GARAGE-AVE	L	864	16.00	1985	0	50	6,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	740	740	740	88.24	65,298
FHS	Half Story, Finished	264	480	264	48.53	23,295
PTO	Patio	0	240	12	4.41	1,059
UBM	Basement, Unfinished	0	740	148	17.65	13,060
Ttl. Gross Liv/Lease Area		1,004	2,200	1,164	Bldg Val:	102,711

MAP 11-B LOT 63 **PROPERTY ASSESSMENT RECORD – TOWN OF AMHERST, MASSACHUSETTS** S CARD NO. 1 of 2

275 E. Pleasant Street

LAND AREA 16,062SF

	RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
8212	Fair, John R. & Fair, Janice O.	1.00	10/21/93	4329	81
10516	Fair, Ruth B. LIFE ESTATE **	none	2/17/88	3133	128

ASSESSMENT RECORD

	1988	19	19	19	19	19	19	19	19	19	19
DWELLING											
GARAGE											
TOTAL VALUE BUILDINGS	56800										
TOTAL VALUE LAND	47400										
TOTAL VALUE LAND & BUILDINGS	104200										

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

**premises conveyed to John R. Fair 2/17/88 Book 3133 Page 128 with LIFE ESTATE retained by Ruth Fair

BUILDING PERMIT RECORD	EST. COST	PERMIT NO.	DATE

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	

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	

NOTES – SPECIAL EQUIPMENT

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		

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										
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 63 **PROPERTY ASSESSMENT RECORD – TOWN OF AMHERST, MASSACHUSETTS** S CARD NO.

275 E. Pleasant Street

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
Fair, Ruth B. LIFE ESTATE ** ACCT. 10516	none	2/17/88	3133	128
Fair, (John W.) & Ruth B. ACCT. 1313		1949	1147	463

LAND AREA ~~59 rds~~ 0.37 A 16062 4 1313

c/o John R Fair

ASSESSMENT RECORD

	1963	1964	1965	1966	1970	1978	1980	1981	1982	1984
DWELLING – unf	2500									
GARAGE – plus	600									
3-15-77										
TOTAL VALUE BUILDINGS	3100	10370	10870	10360	14530	21300	22900	25300	27500	34500
TOTAL VALUE LAND	700	3460	3460	3460	5400	9000	9000	13500	13500	16900
TOTAL VALUE LAND & BUILDINGS	3800	13830	14330	13820	19930	30300	31900	38800	41000	51400

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

121
102 x 100 [illegible]
19 x 30 [illegible]

[illegible] 1965
[illegible]

**premises conveyed to John R. Fair 2/17/88 Book 3133 Page 128 with LIFE ESTATE retained by Ruth B. Fair

PROPERTY INFORMATION

	1985	1986	1987
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS	38,000	38900	56800
TOTAL VALUE LAND	16,900	21200	41100
TOTAL VALUE LAND & BUILDINGS	54,900	60100	97900

BUILDING PERMIT RECORD	EST. COST	PERMIT NO.	DATE

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
E108	143	33	98	32-	3460		
C.I.							
TOTAL VALUE LAND					3460	3460	check
TOTAL VALUE BUILDINGS					10870		1070
TOTAL VALUE LAND & BUILDINGS					14330		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
16062		.30	112%	336	5400		[illegible]
C.I.							
TOTAL VALUE LAND					5400		
TOTAL VALUE BUILDINGS					14530		
TOTAL VALUE LAND & BUILDINGS					19930		

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	✓
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 6

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

FRAMING

WOOD JOIST 2x8-16" OC	✓
TIMBER, BEAMS & COLS	✓
STEEL BEAMS & COLS	✓
WOOD RAFTERS	✓

NO. OF ROOMS

BSMT.		2ND	2
1ST	3	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 1951	✓
AIR CONDITIONING	
RADIANT HEATING	
UNIT HEATERS	
AUTO BURNER 1951	✓
NO HEATING	

PLUMBING

BATHROOM	✓
TOILET ROOM	
WATER CLOSET	
LAVATORY	
KITCHEN SINK	✓
STD. WATER HEATER	
AUTO. WATER HEATER	/
NO PLUMBING	
MODERN FIXTURES 10	
TILE BATH FLR. & WSCT.	
TILE TOILET FLR. & WSCT.	

LIGHTING

NO LIGHTING	

NOTES – SPECIAL EQUIPMENT

[illegible]

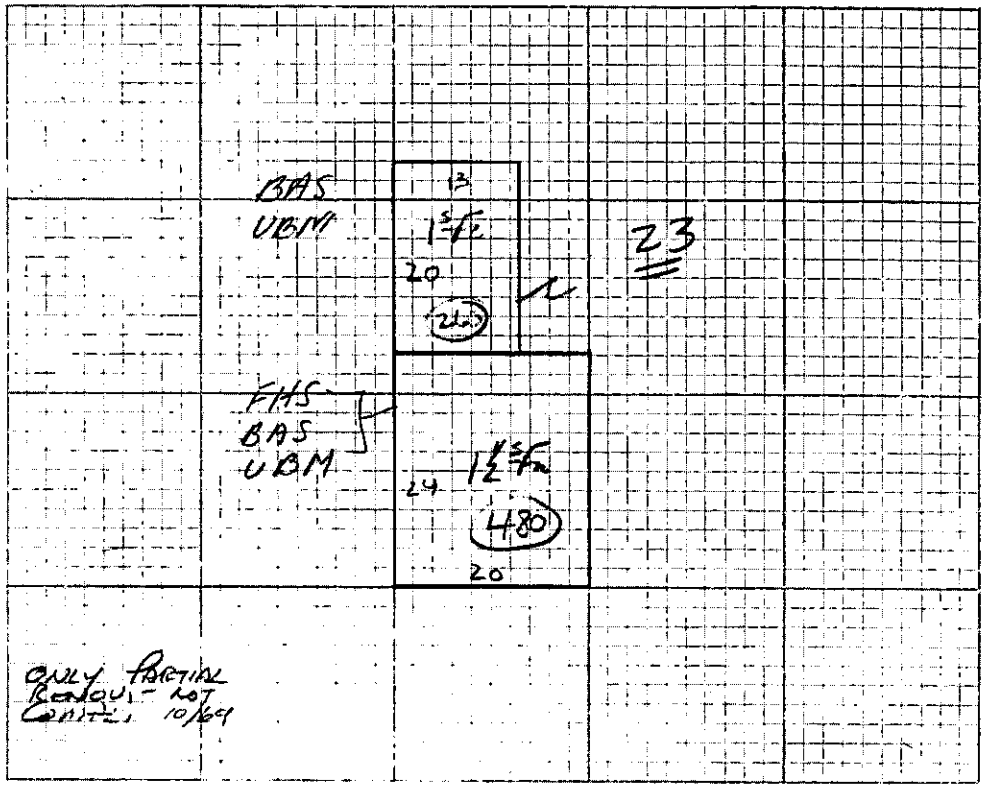
DESIGN

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

COMPUTATIONS

UNIT	AMOUNT
480 S.F.	14440
ADD. & PCHS.	+2300
WALL HT.	
BSMT. AREA	
FINISH	
ATTIC	
HEATING	
PLUMBING	
O. F.	
TOTAL	16440
FACTOR	x 1.05
REPL. VALUE	17260

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 + B	C+	1900±		G	17260	30			12082
GARAGE	2-Fr 24x30 864# B	C+			G	3500	30			2450
COMMERCIAL										

DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED
11-22-65	LJ	LJ	[illegible]	[illegible]	90	✓

TOTAL VALUE BUILDINGS 14530

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

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
10516	FAIR, RUTH B	11B-000-063	275 EAST PLEASANT ST	01/20/94	1 OF 1

ACCOUNT	TAX OWNER	ACRES: .37		CITY:	LAST APPRAISED
10516	FAIR, RUTH B	LOTS: 0	EXEMPT: N	NBRHD: CE	BY DC ON 07/01/93
		DEED BP: 3133/128		PLAT BP:	

SALE INFORMATION: DATE: 02/17/88 PRICE 1

VALUE SUMMARY

	LAND MKT	LAND USE	BUILDING	OUTBLDG	TOTAL MKT	TOTAL USE
MULTIPLE USE	$0	$0	$0	$0	$0	$0
RESIDENTIAL	$50,600	$50,600	$46,800	$6,600	$104,000	$104,000
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 ***	$50,600	$50,600	$46,800	$6,600	$104,000	$104,000

GENERAL REMARKS: LIFE ESTATE RETAINED BY RUTH FAIR

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		16062.00	SF	3.13	121	105	127	3.98	50,600	

OUTBUILDINGS & EXTRA FEATURES

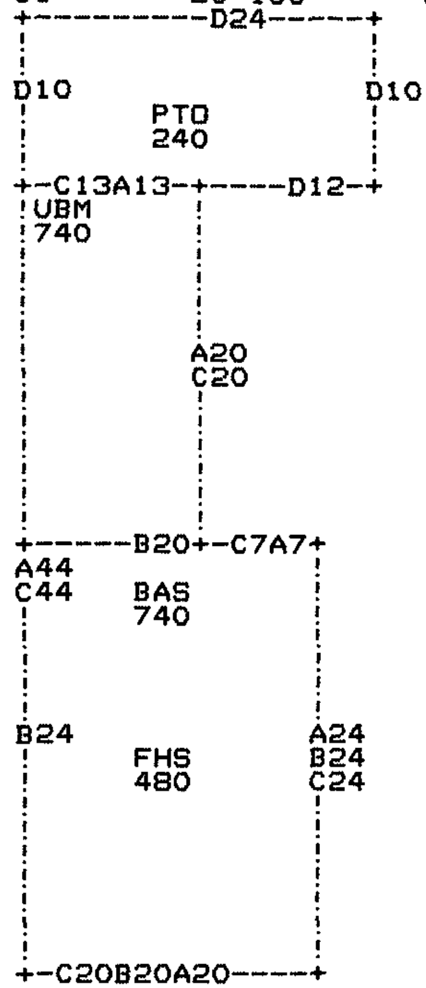
NO	TYPE	DESCRIPTION	AREA	U PRICE	RCN	PHYS	VALUE
2	101	GARAGE	864	0.14	12096	40	6600

11B/000/063

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
10516	FAIR, RUTH B	11B-000-063	275 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 20 100	64,982	46,800

SCALE IS 1:15



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

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

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

YEAR BUILT........1900
NUMBER STORIES....1.5
PERIMETER MULT....104

QUALITY...........AVERAGE
SHAPE/DESIGN......100
WALL HEIGHT.......8.0
EFFECT BASE RATE..55.83

SEC	TYPE	GROSS	PCT	EFFECT	RPL COST	BUILDING DIMENSIONS
A	BAS	740	100	740	41,312	DL13/DD44/DR20/DU24/DL7/DU20/
B	FHS	480	55	264	14,738	ML13/MD20/DD24/DR20/DU24/DL20/
C	UBM	740	20	148	8,262	DL13/DD44/DR20/DU24/DL7/DU20/
D	PTO	240	5	12	670	DL12/DU10/DR24/DD10/DL12/
SUBTL		2200		1164	64,982	
FIREPLACE					0	
GRAND TOTAL					64,982	

Property Location: 275 EAST PLEASANT ST | MAP ID: 11B/ / 63/ / | Bldg Name: | State Use: 1010
Vision ID: 833 | Account # 8212 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/13/2006 11:05

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FAIR, JOHN R FAIR, JANICE O 275 EAST PLEASANT ST AMHERST, MA 01002 Additional Owners:		2 Public Water 3 Public Sewer		

SUPPLEMENTAL DATA

Other ID:	11B000063	Precinct	
Calc Frontag	249	Units	
Owner Occupi	YES		
APR PARCELS			
GIS ID: 11B-63		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	66,800	66,800
RES LAND	1010	130,300	130,300
RESIDNTL	1010	8,600	8,600
	Total	205,700	205,700

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FAIR, JOHN R	4329/ 81	10/21/1993		I	1	A
FAIR, JOHN R & JANICE O	4329/ 81	10/21/1993			0	
FAIR, RUTH B	3133/ 128	02/17/1988			0	
FAIR, JOHN W & RUTH B	1147/ 463	01/01/1949			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2007	1010	66,800	2006	1010	66,800	2005	1010	85,500
2007	1010	130,300	2006	1010	130,300	2005	1010	98,100
2007	1010	8,600	2006	1010	8,600	2005	1010	8,600
	Total:	205,700		Total:	205,700		Total:	192,200

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	66,800
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	8,600
Appraised Land Value (Bldg)	130,300
Special Land Value	0
Total Appraised Parcel Value	205,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	205,700

ASSESSING NEIGHBORHOOD

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

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
92B-29	07/19/1991			963		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/20/2005			SS	15	DRIVE BY FIELD REVI
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	RN20				16,062	SF	6.72	1.05	4	1.0000	1.00	CE	1.15			8.11	130,300

Total Card Land Units: 0.37 AC | Parcel Total Land Area: 0.37 AC | Total Land Value: 130,300

Property Location: 275 EAST PLEASANT ST **MAP ID:** 11B/ / 63/ / **Bldg Name:** **State Use:** 1010

Vision ID: 833 **Account #**8212 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/13/2006 11:05

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		Conventional
Model	01		Residential
Grade	20		Grade = 100%
Stories	1.5		1 1/2 Stories
Occupancy			
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	02		2 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	5		5 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

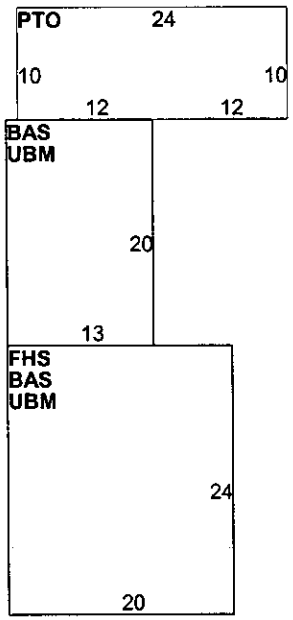
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	98.96
Section. RCN:	115,189
Net Other Adj:	0.00
Replace Cost	115,189
AYB	1900
Dep Code	FR
Remodel Rating	
Year Remodeled	
Dep %	42
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	58
Apprais Val	66,800
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
FGR1	GARAGE-AVE			L	864	20.00	1985		0		50	8,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	740	740	740	98.96	73,230
FHS	Half Story, Finished	264	480	264	54.43	26,125
PTO	Patio	0	240	12	4.95	1,188
UBM	Basement, Unfinished	0	740	148	19.79	14,646
	Ttl. Gross Liv/Lease Area:	1,004	2,200	1,164		115,189

No Photo On Record

PROP. LOC.: 275 EAST PLEASANT ST MAP I.D.: 11B/ / 63/ /

Other i.d.: 11B000063 Bldg. 1 Card 1 of 1 Print Date: 12/23/98

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
FAIR, JOHN R FAIR, JANICE O 275 EAST PLEASANT ST 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	64,700	64,700
RESIDNTL	1010	52,400	52,400
RESIDNTL	1010	6,900	6,900
Total		124,000	124,000

601
AMHERST, MA

MMC

RECORD OF OWNERSHIP	BK-VOL/PAGE	MO/DY/YR	qu	vi	SALE PRICE	V.C.
FAIR, JOHN R	4329/81	10/21/93		I	1	A
FAIR, JOHN R & JANICE O	4329/81	10/21/93			0	
FAIR, RUTH B	3133/128	02/17/88			0	
FAIR, JOHN W & RUTH B	1147/463	01/01/49			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1010	64,700	98	1010	64,700	97	1010	64,700
99	1010	52,400	98	1010	52,400	97	1010	52,400
99	1010	6,900	98	1010	6,900	97	1010	6,900
	Total	124,000		Total	124,000		Total	124,000

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

COMPARABLE

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	52,400
Appraised X.F.(B) Value (Bldg)	0
Appraised O.B.(L) Value (Bldg)	6,900
Appraised Land Value (Bldg)	64,700
Special Land Value	0
Total Appraised Card Value	124,000
Total Appraised Parcel Value	124,000
Exemption(s)	
Net Total Appraised Parcel Value	124,000

BUILDING PERMIT RECORD

Permit I.D.#	Issue Date	Type	Description	Amount	Insp. Date	%Cmp	Date Cmp	Comments
92B-29	071991			963		0		

VISIT/CHANGE HISTORY

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

LAND LINE DATA AND VALUATION SECTION

B#	UsCd	Description	Zone	D	Frntg	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				16,062.00	SF	3.60	1.05	0	1.21	CE	.88		4.03	64,700
		Total Land Units					16,062.00	SF								Total	64,700

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	06		Conventional
Model	01		Residential
Grade	20		Grade = 100%
Stories	1.5		1 1/2 Stories
Occupancy	00		
Exter. Wall 1	11		Clapboard
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	05		Hot Water
Air/Cn Type	01		None
Bedrooms	02		2 Bedrooms
Bathrooms	1		1 Bathroom
Total Rooms	5		5 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	1.2514	
Grade(Q) Index	0.96	
Adj Base Rate	60.07	
Bldg Value New		69,921
Year Built	1900	
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		52,400

NOTES

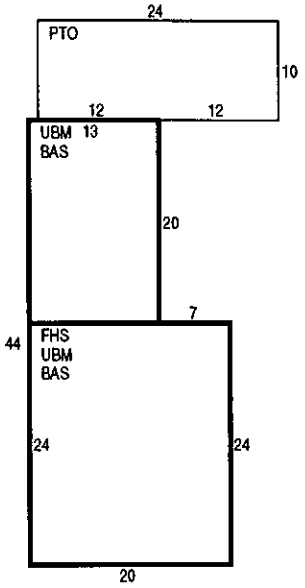
LIFE ESTATE RETAINED BY
RUTH FAIR

OB-OUTBUILDINGS & YARD ITEMS (L)

Code	Description	L	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FGR1	GARAGE-AVE	L	864	16.00	85	0.00	50	6,900
						Total OB Value		6,900

INCOME SECTION

SKETCH



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	740	740	60.07	44,452
FHS	Half Story, Finish	480	264	33.04	15,858
PTO	Patio	240	12	3.00	721
UBM	Basement, Unfinish	740	148	12.01	8,890
Ttl. Gross Liv/Lease Area			1,164	Bldg Value	69,921

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[L13,D20],FHS[D24,R20,U24,L20],PTR[R13,U20],PTO[L12,U10,R24,D10,L12],UBM[L13,D44,R20,U24,L7,U20],BAS[L13,D44,R20,U24,L7,U20]