Property Location: 66 HILLS RD | **MAP ID:** 11B/ / 79/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 2149 | **Account #**1326 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 01/17/2006 09:37

CURRENT OWNER

RALPH, JAMES R
RALPH, EDITH A.
66 HILLS RD

AMHERST, MA 01002
Additional Owners:

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

SUPPLEMENTAL DATA

Other ID:	11B000079	Precinct	
Calc Frontag	149	School	
Owner Occupi			
GIS ID: 11B-79		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	197,700	197,700
RES LAND	1010	148,900	148,900
	Total	346,600	346,600

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RALPH, JAMES R	1494/ 187	01/01/1966			0	
STARKWEATHER, WILLIAM C & E R	1441/ 163	01/01/1964			0	
STARKWEATHER, WILLIAM	1253/ 278	01/01/1957			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	1010	209,200	2005	1010	176,500	2004	1010	148,700
2006	1010	148,900	2005	1010	113,600	2004	1010	91,900
	Total:	358,100		Total:	290,100		Total:	240,600

This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS

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

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	195,400
Appraised XF (B) Value (Bldg)	2,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	148,900
Special Land Value	0
Total Appraised Parcel Value	346,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	346,600

ASSESSING NEIGHBORHOOD

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

NOTES

SEE 11B - 78
COMBINATION OF CGS INCL
LA INC,ADD TO GAR,# OF BA
THS FY96
FY02 ADDED UGR CHG' OLD
UGR TO UST FRONT & BACK

UGR BELONGS ON LEFT OF
UST
FY06 EG

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD05-091	08/13/2004	RE	Remodel	4,694		0		REPL WINDOWS & DC
EL01-329	10/20/2000	EL		0		0		RELCT SERV & WIRE
BLD01-176	09/15/2000	AD	Addition	25,498		0		2 CAR GAR
BLD99-293	10/08/1998	RE	Remodel	8,420		0		REM/REPL
95B161	09/06/1994			10,000		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/20/2005			SS	15	DRIVE BY FIELD REVI
4/13/2001			LT	03	Building Permit Review
5/24/1995			EB		
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		150		20,000	SF	5.40	1.18	6	1.0000	1.00	CE	1.15			7.33	146,600
1	1010	SINGLE FAM MDL-01	RN21				10,720	SF	0.18	1.00	0	1.0000	1.00	CE	1.15			0.21	2,300

Total Card Land Units: 30,720 SF | Parcel Total Land Area: 30,720 SF | Total Land Value: 148,900

Property Location: 66 HILLS RD | **MAP ID:** 11B/ / 79/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 2149 | **Account #** 1326 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 01/17/2006 09:37

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	01		Ranch
Model	01		Residential
Grade	26		Grade = 130%
Stories	1		1 Story
Occupancy			
Exterior Wall 1	08		Wood on Sheath
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	14		Carpet
Heat Fuel	03		Gas
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	04		4 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)

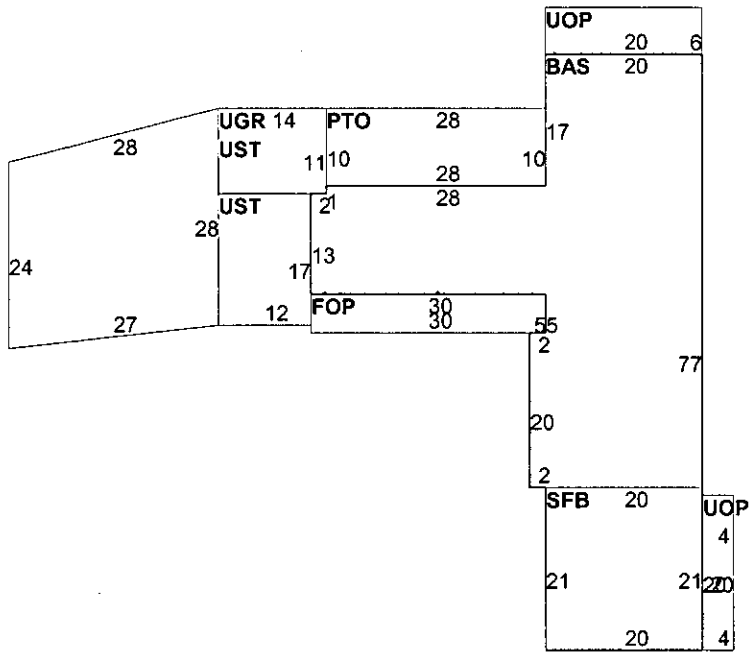
Element	Cd.	Ch.	Description
Foundation			

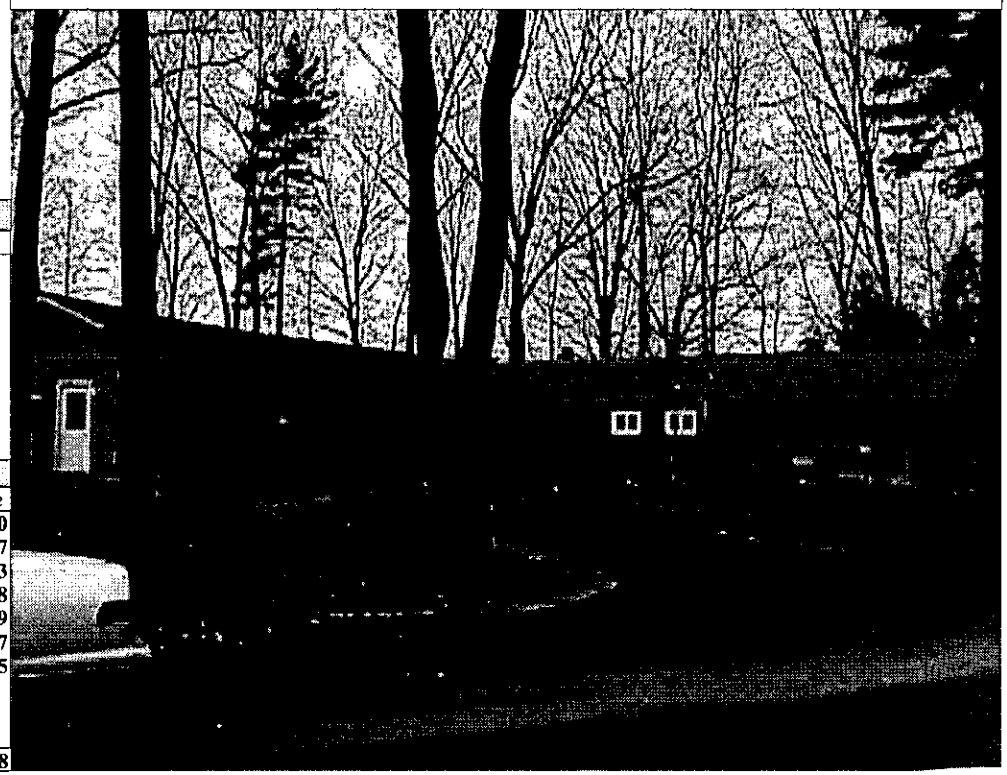
MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	100.23
Section. RCN:	260,598
Net Other Adj:	0.00
Replace Cost	260,598
AYB	1958
EYB	1980
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	25
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Status	
% Complete	
Overall % Cond	75
Apprais Val	195,400
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
FPL1	FIREPLACE 1			B	1	3,000.00	1980		1		100	2,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value
BAS	First Floor	1,998	1,998	1,998	100.23	200,260
FOP	Porch, Open, Finished	0	150	30	20.05	3,007
PTO	Patio	0	280	14	5.01	1,403
SFB	Base, Semi-Finished	0	420	210	50.12	21,048
UGR	Garage, Unfinished	0	702	211	30.13	21,149
UOP	Porch, Open, Unfinished	0	200	30	15.03	3,007
UST	Utility, Storage, Unfinished	0	358	107	29.96	10,725
	Ttl. Gross Liv/Lease Area:	1,998	4,108	2,600		260,598

Property Location: 66 HILLS RD
Vision ID: 2149

MAP ID: 11B/ / 79/ /
Other ID: 11B000079

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12:31

CURRENT OWNER

RALPH, JAMES R
RALPH, EDITH A.
66 HILLS RD
AMHERST, MA 01002

TOPO.	UTILITIES	STRT./ROAD	LOCATION
	2 Public Wate		
	3 Public Sewe		

SUPPLEMENTAL DATA

Account # 1326 PRECINCT

Owner Occupi

PHOTO

GIS ID: 11B-79

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	91,900	91,900
RESIDNTL	1010	148,700	148,700
	Total	240,600	240,600

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RALPH, JAMES R	1494/ 187	01/01/1966			0	
STARKWEATHER, WILLIAM C & E R	1441/ 163	01/01/1964			0	
STARKWEATHER, WILLIAM	1253/ 278	01/01/1957			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2004	1010	91,900	2003	1010	87,500	2002	1010	76,500
2004	1010	148,700	2003	1010	148,700	2002	1010	119,200
	Total:	240,600		*Total:*	236,200		*Total:*	195,700

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)	146,400
Appraised XF (B) Value (Bldg)	2,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	91,900
Special Land Value	
Total Appraised Card Value	240,600
Total Appraised Parcel Value	240,600
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	**240,600**

NOTES

SEE 11B - 78
COMBINATION OF CGS INCL
LA INC,ADD TO GAR,# OF BA
THS FY96
FY02 ADDED UGR CHG' OLD
UGR TO UST FRONT & BACK
UGR BELONGS ON LEFT OF
UST

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
EL01-329	10/20/2000	EL		0				RELCT SERV & WIRE
BLD01-176	9/15/2000	AD	Addition	25,498				2 CAR GAR
BLD99-293	10/8/1998	RE	Remodel	8,420		0		REM/REPL
95B161	9/6/1994			10,000		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
4/13/2001	LT	03	Building Permit Review
5/24/1995	EB		
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		150		20,000.00	SF	3.60	1.20	6	1.00	CE	1.05		4.54	90,800
1	1010	SINGLE FAM	RN21				10,720.00	SF	0.08	1.20	0	1.00	CE	1.05		0.10	1,100
						Total Card Land Units	0.71	AC	*Parcel Total Land Area:*			0.71 AC				*Total Land Value*	91,900

Property Location: 66 HILLS RD
Vision ID: 2149
MAP ID: 11B/ / 79/ /
Other ID: 11B000079
Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	01		Ranch
Model	01		Residential
Grade	26		Grade = 130%
Stories	1		1 Story
Occupancy	00		
Exterior Wall 1	08		Wood on Sheath
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
2			
Interior Floor 1	12		Hardwood
2	14		Carpet
Heating Fuel	03		Gas
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bedrooms	04		4 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			

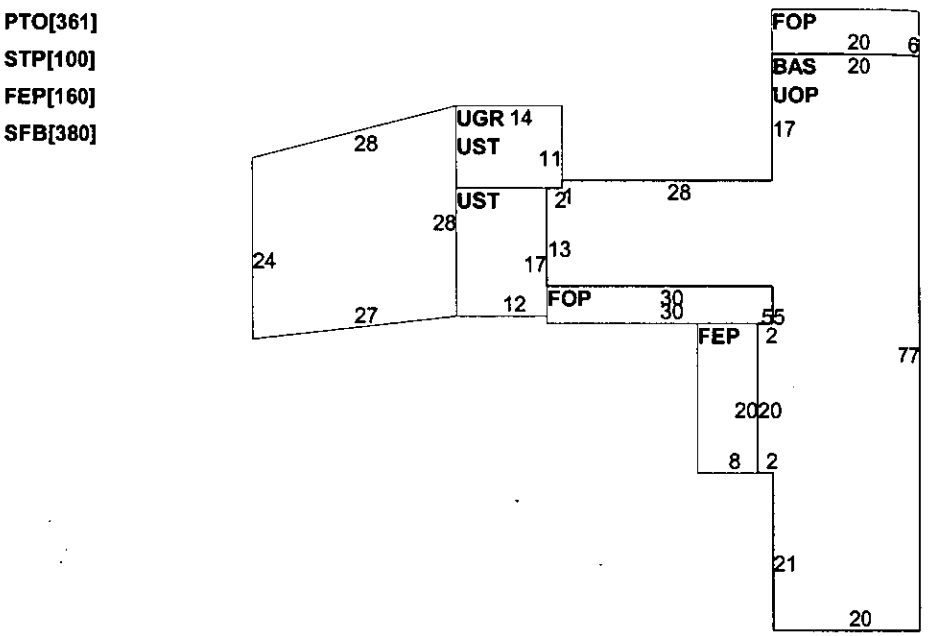
COST/MARKET VALUATION

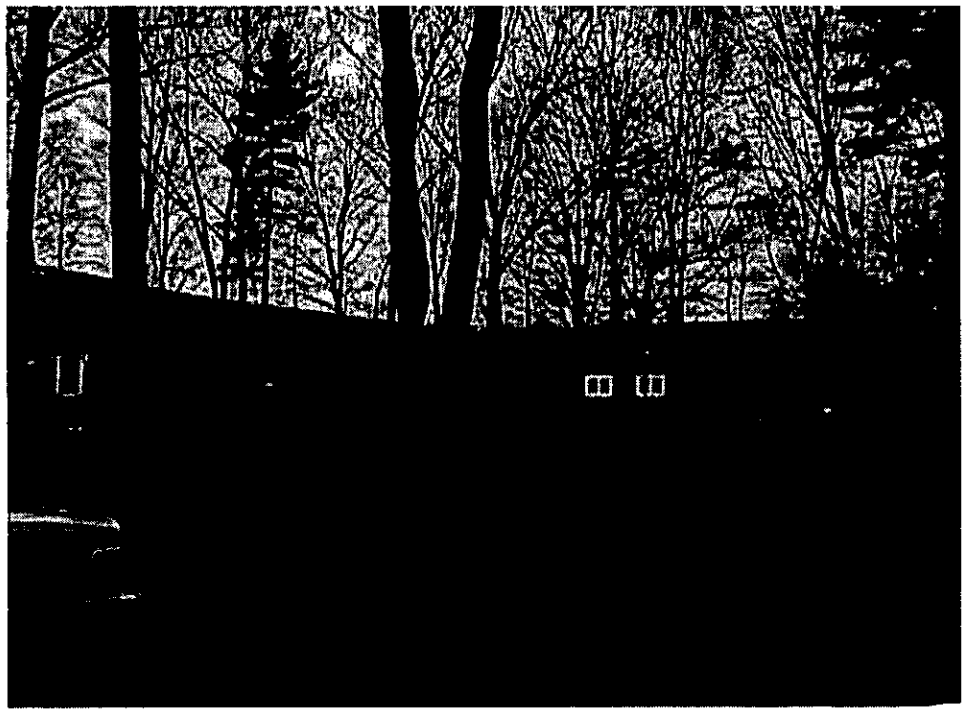
Unadj. Base Rate	58.00
Size Adj. Factor	0.92208
Grade (Q) Index	1.29
Adj. Base Rate	68.99
Bldg. Value New	195,242
Year Built	1958
Eff. Year Built	(AV)
Nrml Physcl Dep	25
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	75
Deprec. Bldg Value	146,400

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
FPL1	FIREPLACE 1 ST	B	1	3,000.00	1977	1	100	2,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,998	1,998	1,998	68.99	137,842
FEP	Porch, Enclosed, Finished	0	320	224	48.29	15,454
FOP	Porch, Open, Finished	0	270	54	13.80	3,725
PTO	Patio	0	361	18	3.44	1,242
SFB	Base, Semi-Finished	0	380	190	34.50	13,108
STP	Stoop	0	100	10	6.90	690
UGR	Garage, Unfinished	0	702	211	20.74	14,557
UOP	Porch, Open, Unfinished	0	120	18	10.35	1,242
UST	Utility, Storage, Unfinished	0	358	107	20.62	7,382
Ttl. Gross Liv/Lease Area		1,998	4,609	2,830	Bldg Val:	195,242

Property Location: 66 HILLS RD
Vision ID: 2149

MAP ID: 11B/ / 79/ /
Other ID: 11B000079

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 12/30/2004 11:46

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
RALPH, JAMES R RALPH, EDITH A. 66 HILLS RD AMHERST, MA 01002		2 Public Wate 3 Public Sewe		

SUPPLEMENTAL DATA

Account #
Precinct
School
Owner Occupi

GIS ID: 11B-79

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	113,600	113,600
RESIDNTL	1010	176,500	176,500
		Total	290,100	290,100

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RALPH, JAMES R	1494/ 187	01/01/1966			0	
STARKWEATHER, WILLIAM C & E R	1441/ 163	01/01/1964			0	
STARKWEATHER, WILLIAM	1253/ 278	01/01/1957			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2005	1010	113,600	2004	1010	91,900	2003	1010	87,500
2005	1010	176,500	2004	1010	148,700	2003	1010	148,700
		Total: 290,100			**Total:** 240,600			**Total:** 236,200

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)	174,200
Appraised XF (B) Value (Bldg)	2,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	113,600
Special Land Value	
Total Appraised Card Value	290,100
Total Appraised Parcel Value	290,100
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	290,100

NOTES

SEE 11B - 78
COMBINATION OF CGS INCL
LA INC,ADD TO GAR,# OF BA
THS FY96
FY02 ADDED UGR CHG' OLD
UGR TO UST FRONT & BACK
UGR BELONGS ON LEFT OF
UST

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD05-091	8/13/2004	RE	Remodel	4,694				REPL WINDOWS & DC
EL01-329	10/20/2000	EL		0				RELCT SERV & WIRE
BLD01-176	9/15/2000	AD	Addition	25,498				2 CAR GAR
BLD99-293	10/8/1998	RE	Remodel	8,420		0		REM/REPL
95B161	9/6/1994			10,000		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
4/13/2001	LT	03	Building Permit Review
5/24/1995	EB		
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		150		20,000.00	SF	4.50	1.18	6	1.00	CE	1.05		5.58	111,600
1	1010	SINGLE FAM	RN21				10,720.00	SF	0.18	1.00	0	1.00	CE	1.05		0.19	2,000
						Total Card Land Units	30,720.00	SF	**Parcel Total Land Area:**			30,720 SF				**Total Land Value**	113,600

Property Location: 66 HILLS RD
Vision ID: 2149

MAP ID: 11B/ / 79/ /
Other ID: 11B000079

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	01		Ranch
Model	01		Residential
Grade	26		Grade = 130%
Stories	1		1 Story
Occupancy	00		
Exterior Wall 1	08		Wood on Sheath
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
2			
Interior Floor 1	12		Hardwood
2	14		Carpet
Heating Fuel	03		Gas
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bedrooms	04		4 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

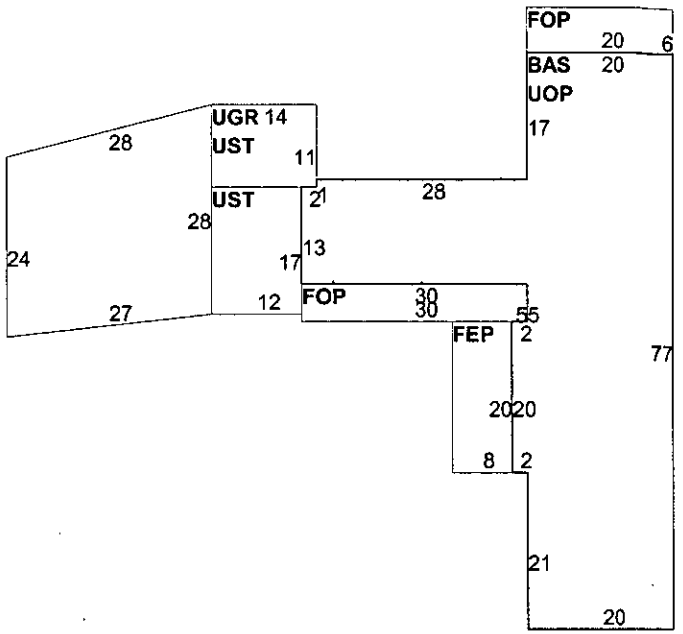
Element	Code	Description	Factor
Complex			
Floor Adj			
Unit Location			
Number of Units			
Number of Levels			
% Ownership			

COST/MARKET VALUATION

Unadj. Base Rate	69.00
Size Adj. Factor	0.92208
Grade (Q) Index	1.29
Adj. Base Rate	82.07
Bldg. Value New	232,258
Year Built	1958
Eff. Year Built	(AV) 1978
Nrml Physcl Dep	25
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	75
Deprec. Bldg Value	174,200

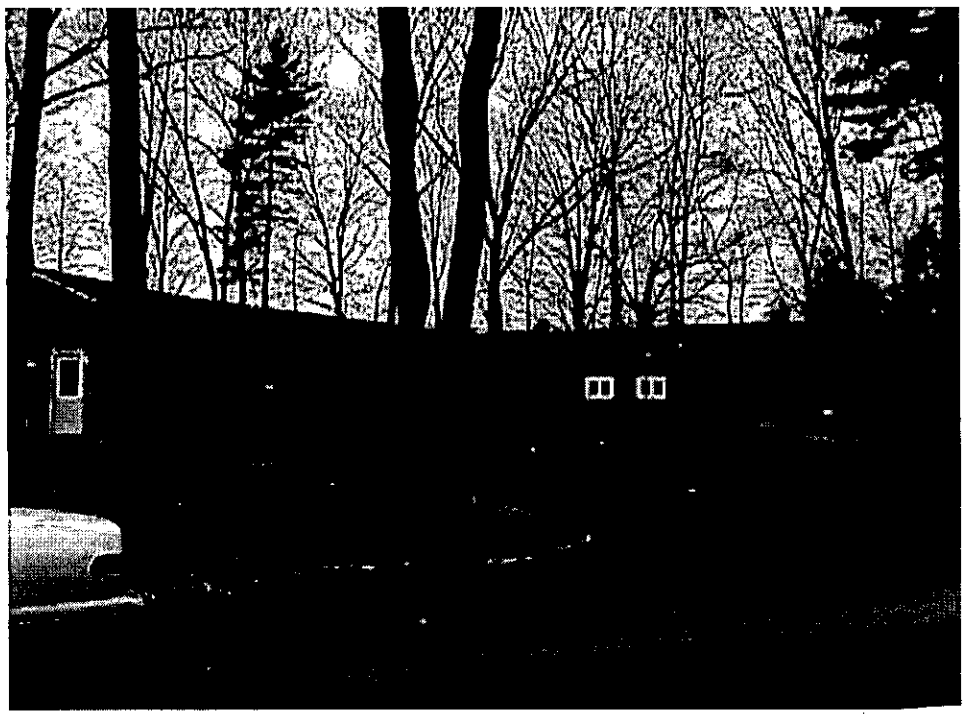
SKETCH

PTO[361]
STP[100]
FEP[160]
SFB[380]



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
FPL1	FIREPLACE 1 ST	B	1	3,000.00	1978	1	100	2,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,998	1,998	1,998	82.07	163,976
FEP	Porch, Enclosed, Finished	0	320	224	57.45	18,384
FOP	Porch, Open, Finished	0	270	54	16.41	4,432
PTO	Patio	0	361	18	4.09	1,477
SFB	Base, Semi-Finished	0	380	190	41.04	15,593
STP	Stoop	0	100	10	8.21	821
UGR	Garage, Unfinished	0	702	211	24.67	17,317
UOP	Porch, Open, Unfinished	0	120	18	12.31	1,477
UST	Utility, Storage, Unfinished	0	358	107	24.53	8,781
Ttl. Gross Liv/Lease Area		1,998	4,609	2,830	Bldg Val:	232,258

Property Location: 66 HILLS RD
Vision ID: 2149
MAP ID: 11B/ / 79/ /
Other ID: 11B000079
Bldg #: 1 *Card* 1 *of* 1
Print Date: 12/01/2000

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
RALPH, JAMES R RALPH, EDITH A. 66 HILLS RD AMHERST, MA 01002		2 Public Water 3 Public Sewer		

SUPPLEMENTAL DATA

Account # PRECINCT

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	76,500	76,500
RESIDNTL	1010	102,800	102,800
	Total	179,300	179,300

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RALPH, JAMES R	1494/ 187	01/01/1966			0	
STARKWEATHER, WILLIAM C & E R	1441/ 163	01/01/1964			0	
STARKWEATHER, WILLIAM	1253/ 278	01/01/1957			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2001	1010	76,500	2000	1010	77,100	1999	1010	67,500
2001	1010	102,800	2000	1010	102,800	1999	1010	94,600
	Total:	179,300		*Total:*	179,900		*Total:*	162,100

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)	100,500
Appraised XF (B) Value (Bldg)	2,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	76,500
Special Land Value	
Total Appraised Card Value	179,300
Total Appraised Parcel Value	179,300
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	179,300

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
EL01-329	10/20/00	EL		0				RELCT SERV & WIRE
BLD01-176	9/15/00	AD	Addition	25,498				2 CAR GAR
BLD99-293	10/8/98	RE	Remodel	8,420		0		REM/REPL
95B161	9/6/94			10,000		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
5/24/95	EB		
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		150		20,000.00	SF	3.60	1.05	0	1.00	CE	1.00	SPCL(7%)Notes:	3.78	75,600
1	1010	SINGLE FAM	RN21				10,720.00	SF	0.08	1.05	0	1.00	CE	1.00	SPCL(7%)Notes:	0.08	900
			Total Card Land Units				30,720.00	SF	*Parcel Total Land Area:*			30,720 SF				*Total Land Value*	76,500

Property Location: 66 HILLS RD
Vision ID: 2149

MAP ID: 11B/ / 79/ /
Other ID: 11B000079

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	01		Ranch
Model	01		Residential
Grade	22		Grade = 110%
Stories	1		1 Story
Occupancy	00		
Exterior Wall 1	08		Wood on Sheath
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
2			
Interior Floor 1	12		Hardwood
2	14		Carpet
Heating Fuel	03		Gas
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bedrooms	04		4 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			

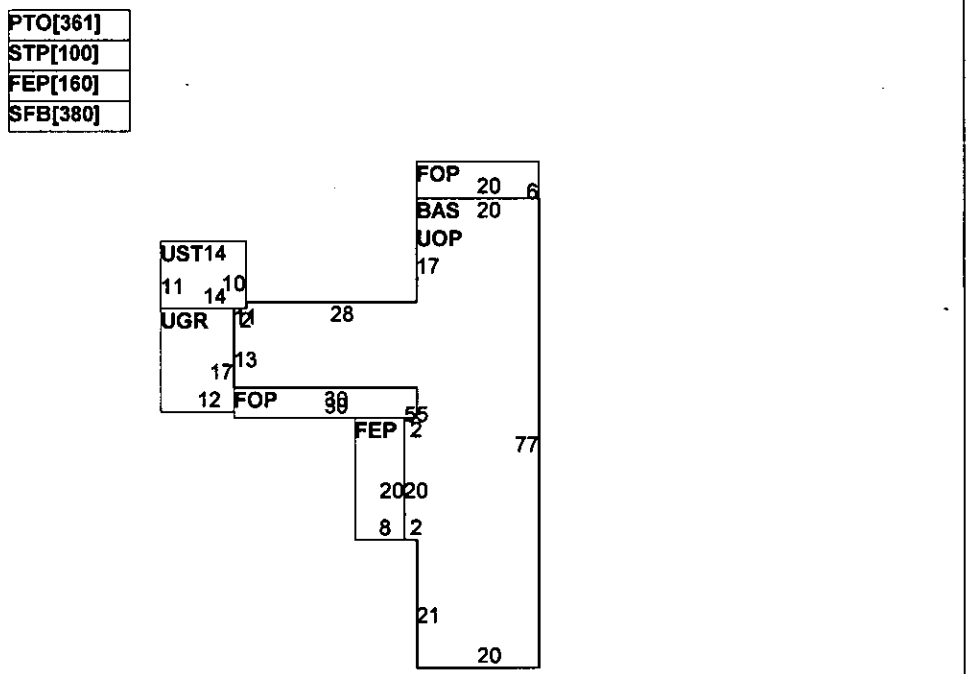
COST/MARKET VALUATION

Unadj. Base Rate	48.00
Size Adj. Factor	0.91728
Grade (Q) Index	1.09
Adj. Base Rate	47.99
Bldg. Value New	125,686
Year Built	1958
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	100,500

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
FPL1	FIREPLACE 1 ST	B	1	2,500.00	1991	1	100	2,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,998	1,998	1,998	47.99	95,884
FEP	Porch, Enclosed, Finished	0	320	224	33.59	10,750
FOP	Porch, Open, Finished	0	270	54	9.60	2,591
PTO	Patio	0	361	18	2.39	864
SFB	Base, Semi-Finished	0	380	190	24.00	9,118
STP	Stoop	0	100	10	4.80	480
UGR	Garage, Unfinished	0	204	61	14.35	2,927
UOP	Porch, Open, Unfinished	0	120	18	7.20	864
UST	Utility, Storage, Unfinished	0	154	46	14.33	2,208
Ttl. Gross Liv/Lease Area		1,998	3,907	2,619	Bldg Val:	125,686

Property Location: 66 HILLS RD
Vision ID: 2149

MAP ID: 11B/ / 79/ /
Other ID: 11B000079

Bldg #: 1 **Card** 1 **of** 1

Print Date: 01/03/2002 08:04

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
RALPH, JAMES R RALPH, EDITH A. 66 HILLS RD 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	76,500	76,500
RESIDNTL	1010	119,200	119,200
		Total	195,700	195,700

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RALPH, JAMES R	1494/ 187	01/01/1966			0	
STARKWEATHER, WILLIAM C & E R	1441/ 163	01/01/1964			0	
STARKWEATHER, WILLIAM	1253/ 278	01/01/1957			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2002	1010	76,500	2001	1010	76,500	2000	1010	77,1
2002	1010	119,200	2001	1010	102,800	2000	1010	102,8
		Total: 195,700			**Total:** 179,300			**Total:** 179,9

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)	116,9
Appraised XF (B) Value (Bldg)	2,3
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	76,5
Special Land Value	
Total Appraised Card Value	195,7
Total Appraised Parcel Value	195,7
Valuation Method:	Cost/Market Valuat
Exemptions	
Net Total Appraised Parcel Value	195,7

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
EL01-329	10/20/00	EL		0				RELCT SERV & WIRE
BLD01-176	9/15/00	AD	Addition	25,498				2 CAR GAR
BLD99-293	10/8/98	RE	Remodel	8,420		0		REM/REPL
95B161	9/6/94			10,000		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
4/13/01	LT	03	Building Permit Review
5/24/95	EB		
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		150		20,000.00	SF	3.60	1.05	0	1.00	CE	1.00		3.78	75,6
1	1010	SINGLE FAM	RN21				10,720.00	SF	0.08	1.05	0	1.00	CE	1.00		0.08	9
						Total Card Land Units	0.71	AC	**Parcel Total Land Area:**			0.71 AC				**Total Land Value**	76,5

Property Location: 66 HILLS RD
Vision ID: 2149

MAP ID: 11B/ / 79/ /
Other ID: 11B000079

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	01		Ranch
Model	01		Residential
Grade	22		Grade = 110%
Stories	1		1 Story
Occupancy	00		
Exterior Wall 1	08		Wood on Sheath
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
2			
Interior Floor 1	12		Hardwood
2	14		Carpet
Heating Fuel	03		Gas
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bedrooms	04		4 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			

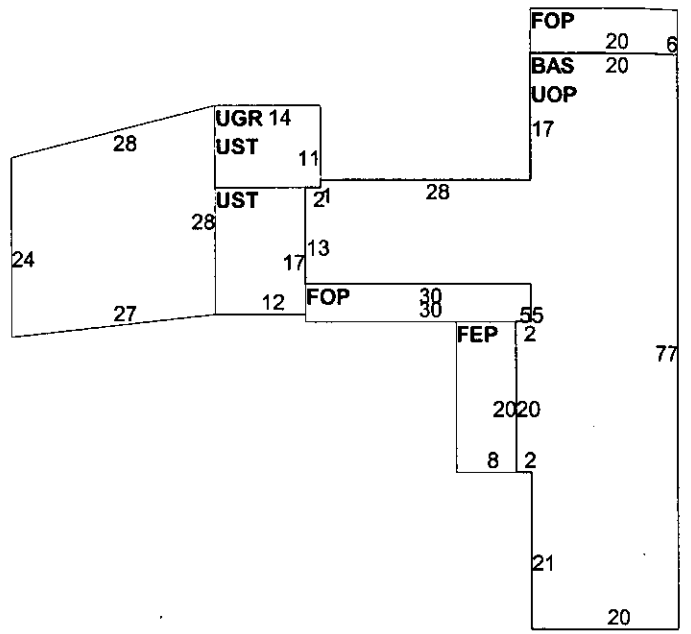
COST/MARKET VALUATION

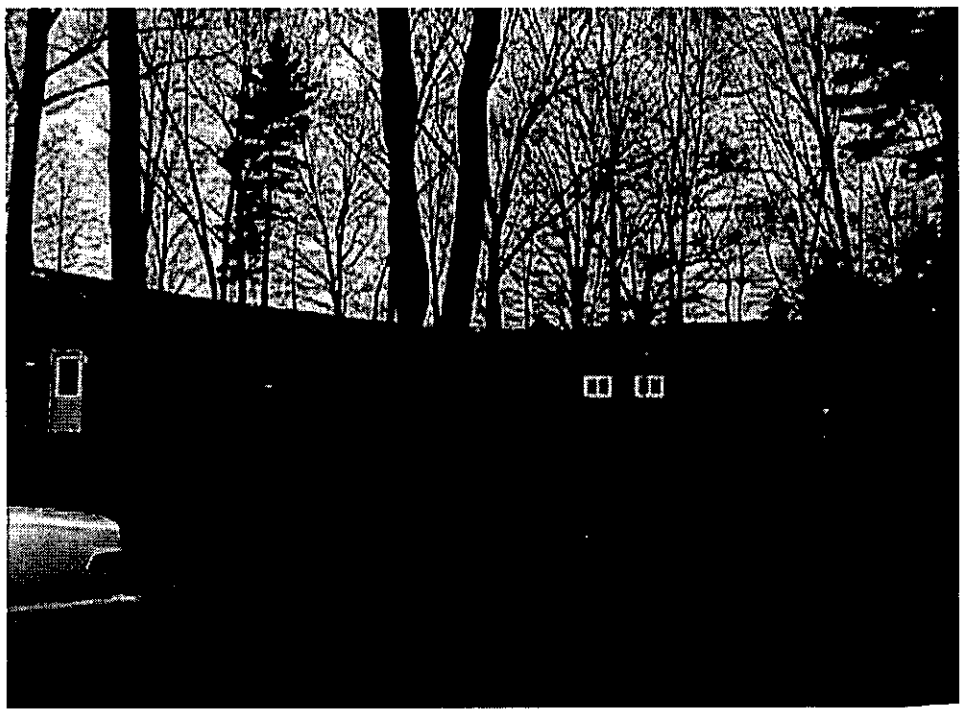
Unadj. Base Rate	52.80
Size Adj. Factor	0.89735
Grade (Q) Index	1.09
Adj. Base Rate	51.64
Bldg. Value New	146,141
Year Built	1958
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	116,900

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
FPL1	FIREPLACE 1 ST	B	1	2,500.00	1991	1	100	2,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,998	1,998	1,998	51.64	103,177
FEP	Porch, Enclosed, Finished	0	320	224	36.15	11,567
FOP	Porch, Open, Finished	0	270	54	10.33	2,789
PTO	Patio	0	361	18	2.57	930
SFB	Base, Semi-Finished	0	380	190	25.82	9,812
STP	Stoop	0	100	10	5.16	516
UGR	Garage, Unfinished	0	702	211	15.52	10,896
UOP	Porch, Open, Unfinished	0	120	18	7.75	930
UST	Utility, Storage, Unfinished	0	358	107	15.43	5,525

Property Location: 66 HILLS RD **MAP ID:** 11B/ / 79/ / **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 03/26/2003 09:21

Vision ID: 2149 **Other ID:** 11B000079

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
RALPH, JAMES R RALPH, EDITH A. 66 HILLS RD AMHERST, MA 01002		2 Public Wate 3 Public Sewe		

SUPPLEMENTAL DATA

Account # 1326 PRECINCT

Owner Occupi

PHOTO

GIS ID: 11B-79

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	87,500	87,500
RESIDNTL	1010	148,700	148,700
	Total	236,200	236,200

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RALPH, JAMES R	1494/ 187	01/01/1966			0	
STARKWEATHER, WILLIAM C & E R	1441/ 163	01/01/1964			0	
STARKWEATHER, WILLIAM	1253/ 278	01/01/1957			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2003	1010	87,500	2002	1010	76,500	2001	1010	76,500
2003	1010	148,700	2002	1010	119,200	2001	1010	102,800
	Total:	236,200		*Total:*	195,700		*Total:*	179,300

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)	146,400
Appraised XF (B) Value (Bldg)	2,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	87,500
Special Land Value	
Total Appraised Card Value	236,200
Total Appraised Parcel Value	236,200
Valuation Method:	Cost/Market Valuation
Exemptions	0
Net Total Appraised Parcel Value	236,200

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
EL01-329	10/20/2000	EL		0				RELCT SERV & WIRE
BLD01-176	9/15/2000	AD	Addition	25,498				2 CAR GAR
BLD99-293	10/8/1998	RE	Remodel	8,420		0		REM/REPL
95B161	9/6/1994			10,000		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
4/13/2001	LT	03	Building Permit Review
5/24/1995	EB		
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		150		20,000.00	SF	3.60	1.20	6	1.00	CE	1.00		4.32	86,400
1	1010	SINGLE FAM	RN21				10,720.00	SF	0.08	1.20	0	1.00	CE	1.00		0.10	1,100
						Total Card Land Units	30,720.00	SF	*Parcel Total Land Area:*			30,720 SF				*Total Land Value*	87,500

Property Location: 66 HILLS RD
Vision ID: 2149

MAP ID: 11B/ / 79/ /
Other ID: 11B000079

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	01		Ranch
Model	01		Residential
Grade	26		Grade = 130%
Stories	1		1 Story
Occupancy	00		
Exterior Wall 1	08		Wood on Sheath
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
2			
Interior Floor 1	12		Hardwood
2	14		Carpet
Heating Fuel	03		Gas
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bedrooms	04		4 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			

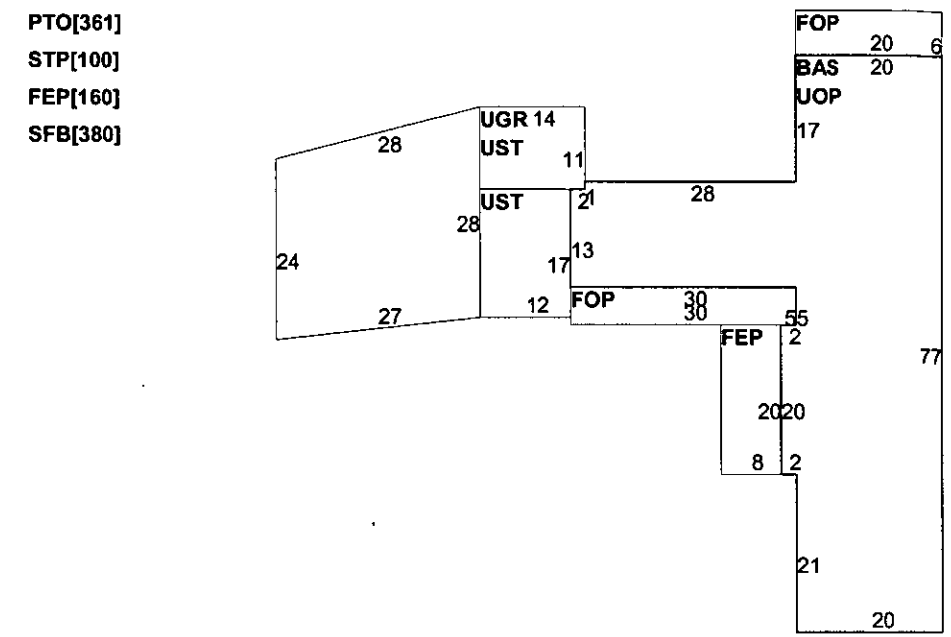
COST/MARKET VALUATION

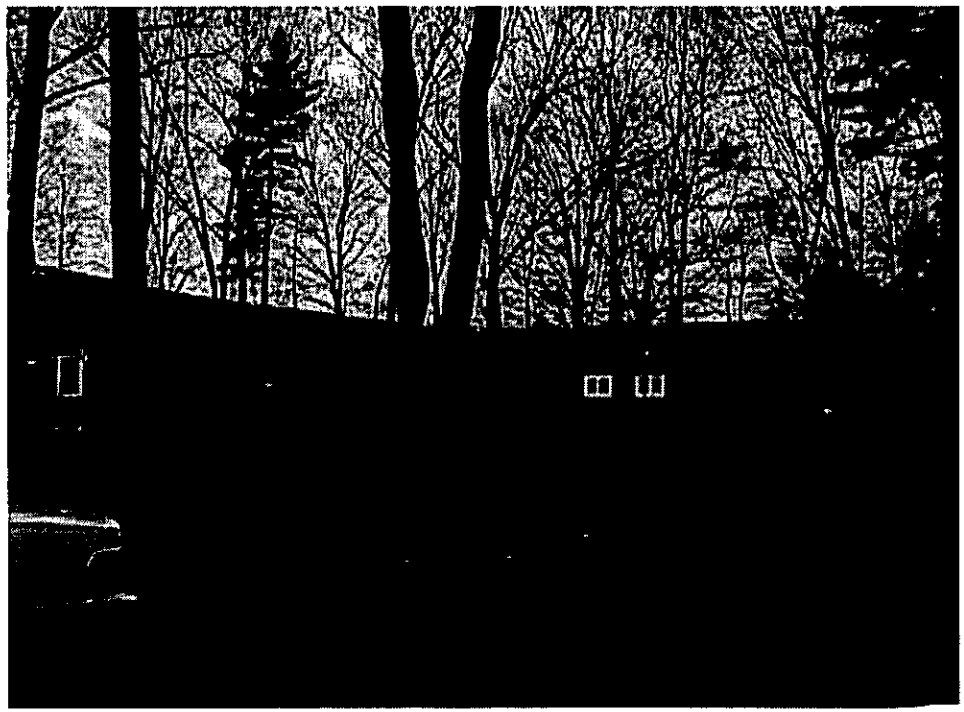
Unadj. Base Rate	58.00
Size Adj. Factor	0.92208
Grade (Q) Index	1.29
Adj. Base Rate	68.99
Bldg. Value New	195,242
Year Built	1958
Eff. Year Built	(AV)
Nrml Physcl Dep	25
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	75
Deprec. Bldg Value	146,400

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
FPL1	FIREPLACE 1 ST	B	1	3,000.00	1977	1	100	2,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,998	1,998	1,998	68.99	137,842
FEP	Porch, Enclosed, Finished	0	320	224	48.29	15,454
FOP	Porch, Open, Finished	0	270	54	13.80	3,725
PTO	Patio	0	361	18	3.44	1,242
SFB	Base, Semi-Finished	0	380	190	34.50	13,108
STP	Stoop	0	100	10	6.90	690
UGR	Garage, Unfinished	0	702	211	20.74	14,557
UOP	Porch, Open, Unfinished	0	120	18	10.35	1,242
UST	Utility, Storage, Unfinished	0	358	107	20.62	7,382
Ttl. Gross Liv/Lease Area		1,998	4,609	2,830	Bldg Val:	195,242

MAP 11-B LOT 79 **PROPERTY ASSESSMENT RECORD – TOWN OF AMHERST, MASSACHUSETTS** 5 CARD NO.

66 Hills Road

30720*
30492*

LAND AREA 112 rds .70A.

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
Ralph, James R. & Edith A.	34.45	1966	1494	187
Starkweather, William C. & Emily R.		1964	1441	163
Starkweather, William C.	3.30	1957	1253	278

ASSESSMENT RECORD

	1963	1964	19 68	19 70	1978	19 80	19 81	19 82	19 84	1985
DWELLING	5000									
GARAGE										
3.16.11										
		✓✓	✓	✓✓	✓					
TOTAL VALUE BUILDINGS	5000	17720	22260	32060	41000	45000	57400	64900	73100	81300
TOTAL VALUE LAND	1500	4570	4570	9470	11600	11600	18400	18400	23300	23300
TOTAL VALUE LAND & BUILDINGS	6500	22290	26830	41530	52600	56600	75800	83300	96400	104600

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

Change Garage To 13-10
Commence To Cons 11-6-63
11/14/67 20'x extension on rear
Carport in Garage. 1 ins door

	1986	1987	19 88
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS	82700	118300	118300
TOTAL VALUE LAND	29300	53900	62100
TOTAL VALUE LAND & BUILDINGS	112000	172200	180400
TOTAL			

BUILDING PERMIT RECORD

	EST. COST	PERMIT NO.	DATE

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
F154	200	30-	111%	33.30	5080
EFF-10%					- 510
C.I.					
TOTAL VALUE LAND					~~4570~~ 4570
TOTAL VALUE BUILDINGS					~~17720~~ 17720
TOTAL VALUE LAND & BUILDINGS					~~22290~~ 22290

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
20000		42			8400
10720		10			1070
C.I.					
TOTAL VALUE LAND					~~9470~~ 9470
TOTAL VALUE BUILDINGS					~~36120~~ 32060
TOTAL VALUE LAND & BUILDINGS					~~45590~~ 41530

HEMMING 5/15/90 DAYTON, OHIO REVISED & ADJUSTED JLM COLE-LAYER-TRUMBLE CO. PORTLAND, MAINE

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	
PLYWOOD	✓
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	
C&J	✓
TIMBER, BEAMS & COLS	
STEEL BEAMS & COLS	
WOOD RAFTERS	

NO. OF ROOMS

BSMT.	2ND
1ST 7	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 300Q

FIN. ATTIC AREA No

FIREPLACE 1STI ✓

MODERN KITCHEN 19Stk ✓

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

300# BSMT. 1ST Flr.

3/26/68 19 X 20 1ST Flr. B, 20X5 OFP

20x20 Patio

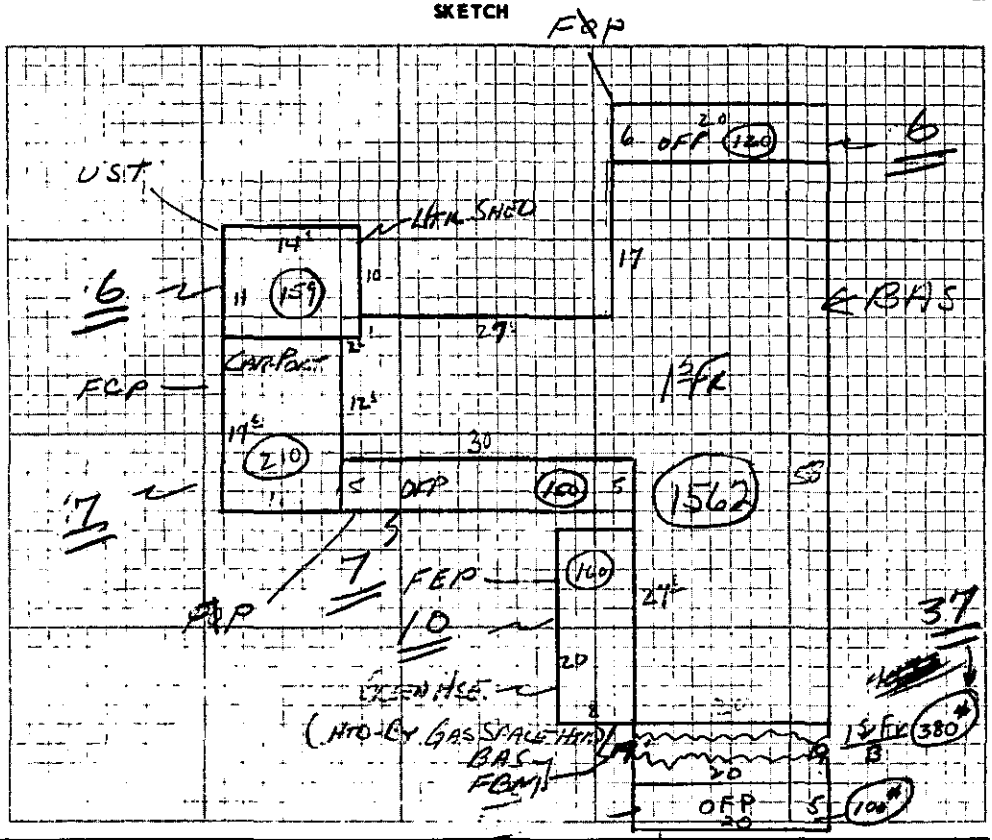
DESIGN

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

COMPUTATIONS

UNIT	AMOUNT	
1562 S.F.	20260	
ADD. & PCHS.	+ 7800	
WALL HT.		
BSMT. AREA	- 3150	
FINISH 5"-	+ 1500	(ADD'N)
ATTIC		
HEATING		
PLUMBING		
O. F.		
TOTAL	24910	
FACTOR	x 143	
REPL. VALUE	35620	

SKETCH



DESCRIPTION OF OBSOLESCENCE

S+P

STRUCTURAL		ECONOMIC		BLIGHTED AREA	
SURPLUS CAPACITY		TOPOGRAPHY		RURAL LOCATION	
OVERBUILT		COMMER. LOCATION		WATER SUPPLY	
				SCHOOL CONS'D	

SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	ADDN REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VAL.	OBSOL. DEPR.	SOUND VAL.
DWELLING	1 Flr	A-05	58	1968	G	35620	10			32060
GARAGE JUF	SKETCH									
COMMERCIAL										

DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED	TOTAL VALUE BUILDINGS	32060
11-26-67	JJ	JJ	MP		90			

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

11B/000/079

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
1326	RALPH, JAMES R. & RALPH, EDITH	11B-000-079	66 HILLS RD	01/20/94	1 OF 1

ACCOUNT	TAX OWNER						
1326	RALPH, JAMES R. & RALPH, EDITH	ACRES: .71 LOTS: 0 DEED BP: 1494/187	EXEMPT: N	CITY: NBRHD: CE PLAT BP:	LAST APPRAISED BY DC	ON 07/01/93

SALE INFORMATION: DATE: ** PRICE/STAMPS NOT AVAILABLE **

VALUE SUMMARY

	LAND MKT	LAND USE	BUILDING	OUTBLDG	TOTAL MKT	TOTAL USE
MULTIPLE USE	$0	$0	$0	$0	$0	$0
RESIDENTIAL	$59,800	$59,800	$93,100	$0	$152,900	$152,900
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 ***	$59,800	$59,800	$93,100	$0	$152,900	$152,900

GENERAL REMARKS: SEE 11B - 78

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	120.00	20000.00	SF	3.13	100	105	105	3.29	53,800	
2	101	LAND 1 FAMILY	RN21		10720.00	SF	0.47	100	105	105	0.49	4,400	
3	101	LAND 1 FAMILY	RN22	30.00	30.00	FF	62.60	100	105	105	65.73	1,600	

OUTBUILDINGS & EXTRA FEATURES

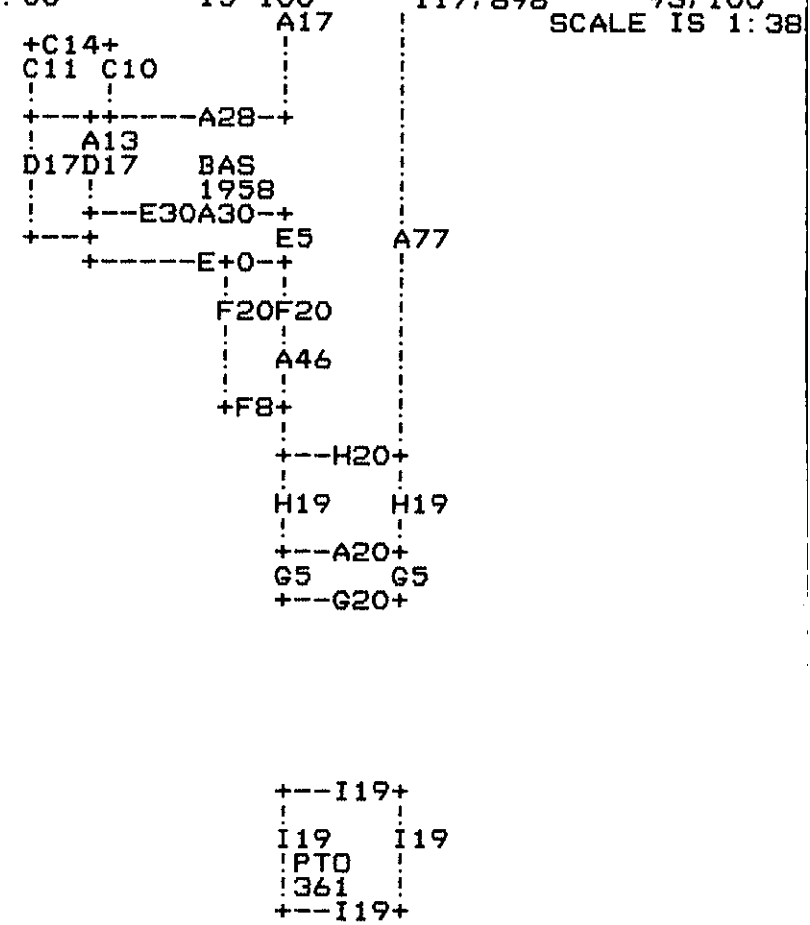
NO	TYPE	DESCRIPTION	AREA	U PRICE	RCN	PHYS	VALUE

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	11B/000/079 CARD
1326	RALPH, JAMES R. & RALPH, EDITH	11B-000-079	66 HILLS RD	01/20/94	2 OF 1

MODEL	BULDING STYLE	BUILDING USE
SFR	01-RANCH	101-DWG 1 FAMILY

BASE	EC	FN	PH	PCT	RCN	DEPR VALUE
00.00			15	100	117,696	93,100

SCALE IS 1:38



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

COMPONENT	TYPE
FOUNDATION	CONCRETE
SUB FLOOR	
EXTERIOR WALL	WOOD ON SHEATHING
INTERIOR WALL	DRYWALL/SHEETROCK
ROOF STRUCTURE	HIP/GABLE
ROOF COVER	ASPHALT OR FG. SHINGLE
HEATING FUEL/TYPE	OIL FHA DUCTED
STRUCTURAL FRAME	WOOD
FLOOR COVER 1	VINYL/ASPHALT TILE
FLOOR COVER 2	
CEILING/INSUL	

	---BAS---	---FUS---	--OTHER--
BEDROOMS	4	0	0
FULL BATHS	1	0	0
HALF BATHS	0	0	0
EXTRA FIXTURES	0	0	0

YEAR BUILT	1958
NUMBER STORIES	1.0
PERIMETER MULT	106
QUALITY	AVERAGE
SHAPE/DESIGN	110
WALL HEIGHT	8.0
EFFECT BASE RATE	49.22

SEC	TYPE	GROSS	PCT	EFFECT	RPL COST	BUILDING DIMENSIONS
A	BAS	1958	100	1958	96,370	DL20/DD17/DL28/DD1/DL2/DD13/DR30/DD46/DR20/DU77/
B	FOP	120	20	24	1,181	DU6/DL20/DD6/DR20/
C	UST	154	30	46	2,264	ML20/MD17/ML28/DU10/DL14/DD11/DR14/DU1/
D	FCP	204	20	41	2,018	ML20/MD17/ML28/MD1/ML2/DL12/DD17/DR12/DU17/
E	FOP	150	20	30	1,477	ML20/MD17/ML28/MD1/ML2/MD13/DD5/DR30/DU5/DL30/
F	FEP	160	70	112	5,512	ML20/MD17/ML28/MD1/ML2/MD13/MR30/MD7/DL8/DD20/DR8/DU20/
G	STP	100	10	10	492	ML20/MD17/ML28/MD1/ML2/MD13/MR30/MD46/DD5/DR20/DU5/DL20/
H	FBM	380	35	133	6,546	MD64/DL20/DD19/DR20/DU19/
I	PTO	361	5	18	886	MD6/MD77/MD19/MD5/DD19/DL19/DU19/DR19/
SUBTL		3587		2372	116,746	
FIREPLACE		1 FLUES,	1 OPENS		950	
GRAND TOTAL					117,696	

Property Location: 66 HILLS RD | MAP ID: 11B/ / 79/ / | Bldg Name: | State Use: 1010

Vision ID: 2149 | Account #1326 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/13/2006 11:06

CURRENT OWNER

RALPH, JAMES R
RALPH, EDITH A.
66 HILLS RD

AMHERST, MA 01002
Additional Owners:

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

SUPPLEMENTAL DATA

Other ID:	11B000079	Precinct	
Calc Frontag	149	Units	
Owner Occupi			
APR PARCELS			

GIS ID: 11B-79 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	197,700	197,700
RES LAND	1010	148,900	148,900
	Total	346,600	346,600

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RALPH, JAMES R	1494/ 187	01/01/1966			0	
STARKWEATHER, WILLIAM C & E R	1441/ 163	01/01/1964			0	
STARKWEATHER, WILLIAM	1253/ 278	01/01/1957			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2007	1010	197,700	2006	1010	209,200	2005	1010	176,500
2007	1010	148,900	2006	1010	148,900	2005	1010	113,600
	Total:	346,600		Total:	358,100		Total:	290,100

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)	195,400
Appraised XF (B) Value (Bldg)	2,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	148,900
Special Land Value	0
Total Appraised Parcel Value	346,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	346,600

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
BLD05-091	08/13/2004	RE	Remodel	4,694		0		REPL WINDOWS & DO
EL01-329	10/20/2000	EL		0		0		RELCT SERV & WIRE
BLD01-176	09/15/2000	AD	Addition	25,498		0		2 CAR GAR
BLD99-293	10/08/1998	RE	Remodel	8,420		0		REM/REPL
95B161	09/06/1994			10,000		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/20/2005			SS	15	DRIVE BY FIELD REVI
4/13/2001			LT	03	Building Permit Review
5/24/1995			EB		
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		150		20,000	SF	5.40	1.18	6	1.0000	1.00	CE	1.15			7.33	146,600
1	1010	SINGLE FAM MDL-01	RN21				10,720	SF	0.18	1.00	0	1.0000	1.00	CE	1.15			0.21	2,300
																		Total Land Value:	148,900

Total Card Land Units: 0.71 AC | Parcel Total Land Area: 0.71 AC

Property Location: 66 HILLS RD | **MAP ID:** 11B/ / 79/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 2149 | **Account #** 1326 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/13/2006 11:06

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	01		Ranch
Model	01		Residential
Grade	26		Grade = 130%
Stories	1		1 Story
Occupancy			
Exterior Wall 1	08		Wood on Sheath
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	14		Carpet
Heat Fuel	03		Gas
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	04		4 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)

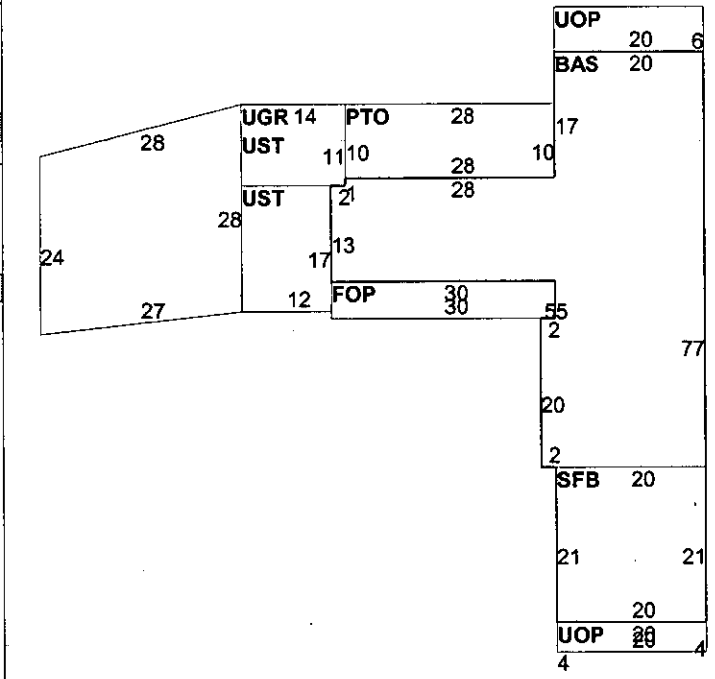
Element	Cd.	Ch.	Description
Foundation			

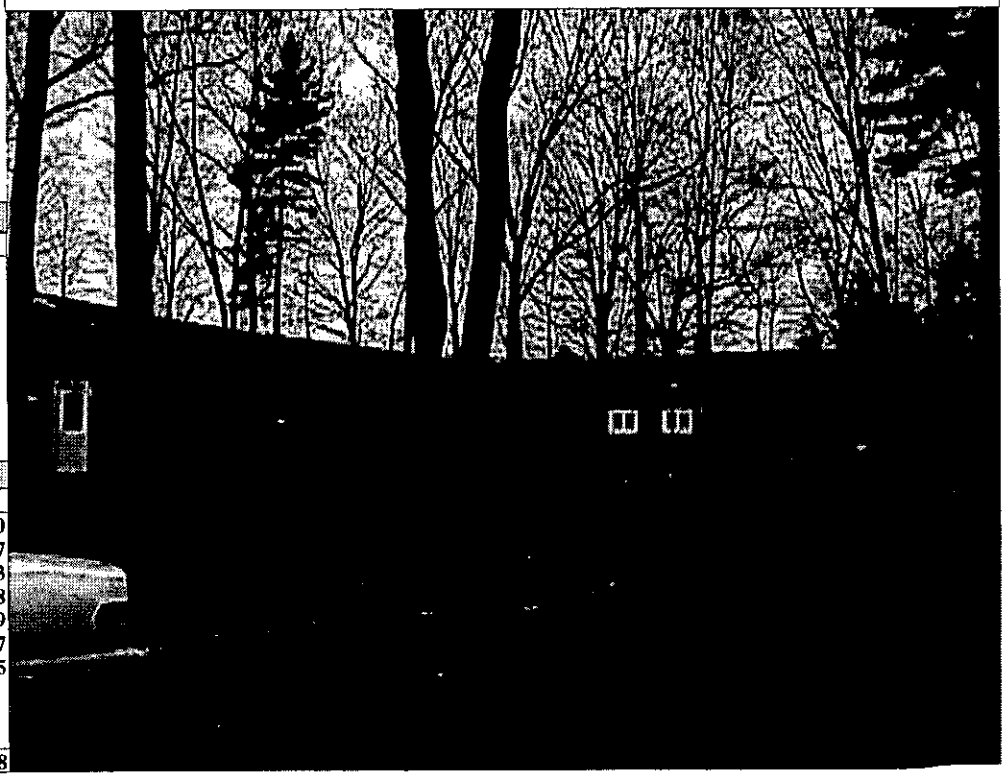
MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	100.23
Section. RCN:	260,598
Net Other Adj:	0.00
Replace Cost	260,598
AYB	1958
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	25
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	75
Apprais Val	195,400
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
FPL1	FIREPLACE 1			B	1	3,000.00	1980		1		100	2,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,998	1,998	1,998	100.23	200,260
FOP	Porch, Open, Finished	0	150	30	20.05	3,007
PTO	Patio	0	280	14	5.01	1,403
SFB	Base, Semi-Finished	0	420	210	50.12	21,048
UGR	Garage, Unfinished	0	702	211	30.13	21,149
UOP	Porch, Open, Unfinished	0	200	30	15.03	3,007
UST	Utility, Storage, Unfinished	0	358	107	29.96	10,725
	Ttl. Gross Liv/Lease Area:	1,998	4,108	2,600		260,598

PROP. LOC.: 66 HILLS RD MAP I.D.: 11B/ / 79/ /

Other i.d.: 11B000079 Bldg. 1 Card 1 of 1 Print Date: 12/23/98

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
RALPH, JAMES R RALPH, EDITH A. 66 HILLS RD AMHERST, MA 01002		2 Public W 3 Public S		

SUPPLEMENTAL DATA

Account No.:

PHOTO

PRECINCT

601

AMHERST, MA

MMC

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	67,500	67,500
RESIDNTL	1010	94,600	94,600
Total		162,100	162,100

RECORD OF OWNERSHIP	BK-VOL/PAGE	MO/DY/YR	pu	vi	SALE PRICE	V.C.
RALPH, JAMES R	1494/187	01/01/66			0	
STARKWEATHER, WILLIAM C & E R	1441/163	01/01/64			0	
STARKWEATHER, WILLIAM	1253/278	01/01/57			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1010	67,500	98	1010	67,500	97	1010	67,500
99	1010	94,600	98	1010	94,600	97	1010	94,600
Total		162,100	Total		162,100	Total		162,100

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)	92,200
Appraised X.F.(B) Value (Bldg)	2,400
Appraised O.B.(L) Value (Bldg)	0
Appraised Land Value (Bldg)	67,500
Special Land Value	0
Total Appraised Card Value	162,100
Total Appraised Parcel Value	162,100
Exemption(s)	
Net Total Appraised Parcel Value	162,100

BUILDING PERMIT RECORD

Permit I.D.#	Issue Date	Type	Description	Amount	Insp. Date	%Cmp	Date Cmp	Comments
BLD99-293	100898	RE	Remodel	8,420		0		REM/REPL SHINGLE
95B161	090694			10,000		0		

VISIT/CHANGE HISTORY

Date	I.D.	Cd	Purpose/Result
05/24/95	EB		
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		120		20,000.00	SF	3.60	1.05	0	1.00	CE	.88		3.31	66,200
1	1010	SINGLE FAM	RN21				10,720.00	SF	0.08	1.05	0	1.00	CE	.88		0.07	800
1	1010	SINGLE FAM	RN22		30		30.00	FF	18.00	1.05	0	1.00	CE	.88		16.56	500
		Total Land Units					30,720.00	SF								Total	67,500

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	01		Ranch
Model	01		Residential
Grade	22		Grade = 110%
Stories	1		1 Story
Occupancy	00		
Exter. Wall 1	08		Wood on Sheath
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Inter. Wall 1	05		Drywall/Sheet
2			
Inter. Floor 1	12		Hardwood
2	14		Carpet
Heating Fuel	03		Gas
Type	04		Forced Air-Duc
Air/Cn Type	01		None
Bedrooms	04		4 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	44.00	
Size Adj Factor	0.9173	
Grade(Q) Index	1.09	
Adj Base Rate	43.99	
Bldg Value New		115,210
Year Built	1958	
Effctve Yr Built	1976	
Nrml Physcl Dep	20	
Functnl Obslnce	00	
Eco/Ext Obslnce	00	
Specl Cnd Code		
Specl Cnd %		
Overall % Cndtn	80	
Deprec Bldg Value		92,200

NOTES

SEE 11B - 78
COMBINATION OF CGS INCL
LA INC,ADD TO GAR,# OF BA
THS FY96

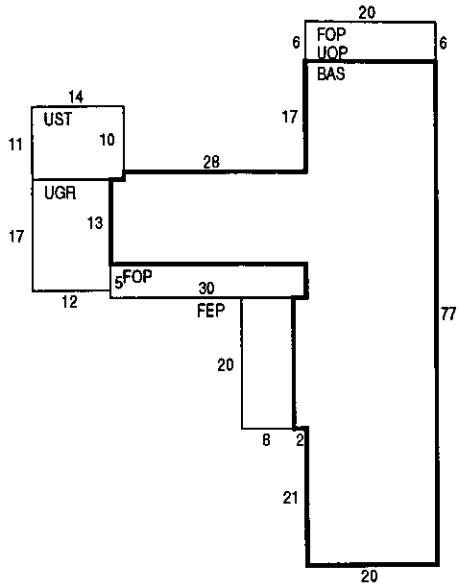
OB-OUTBUILDINGS & YARD ITEMS (L)

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

Total OB Value 0

INCOME SECTION

SKETCH



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,998	1,998	43.99	87,892
FEP	Porch, Enclosed, F	320	224	30.79	9,854
FOP	Porch, Open, Finis	270	54	8.80	2,375
PTO	Patio	361	18	2.19	792
SFB	Base, Semi-Finishe	380	190	22.00	8,358
STP	Stoop	100	10	4.40	440
UGR	Garage, Unfinished	204	61	13.15	2,683
UOP	Porch, Open, Unfin	120	18	6.60	792
UST	Utility, Storage,	154	46	13.14	2,024
Ttl. Gross Liv/Lease Area			2,619	Bldg Value	115,210

XF-BUILDING EXTRA FEATURES (B)

Code	Description	B	Units	Unit Price	Yr	Dp Rt	%Cnd	Appr. Value
FPL1	FIREPLACE 1 ST	B	1	2,500.00	91	1.00	100	2,400
				Total XF Value				2,400

(Sketch) Traverse Code

PTO[361],BAS[L20,D17,L28,D1,L2,D13,R30,D5,L2,FEP[L8,D20,R8,U20],D20,
R2,D21,R20,U77],PTR[L20,D17,L28,D1,L2,D13],FOP[D5,R30,U5,L30],
PTR[R20,U17,R28,U1,R2,U13],PTR[L20,D17,L28],UST[U10,L14,D11,R14,U1],
PTR[R20,U17,R28],STP[100],FEP[160],FOP[U6,L20,D6,R20],SFB[380],
PTR[L20,D17,L28,D1,L2],UGR[L12,D17,R12,U17],PTR[R20,U17,R28,U1,R2],
UOP[U6,L20,D6,R20]