Property Location: 2 HILLS RD | *MAP ID:* 11B/ / 86/ / | *Bldg Name:* | *State Use:* 1010

Vision ID: 7156 | *Account #*1333 | *Bldg #:* 1 of 1 | *Sec #:* 1 *of* 1 | *Card* 1 *of* 1 | *Print Date:* 01/17/2006 09:37

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ROBERTS, JOHN L & MARGARET R		2 Public Water		
2 HILLS RD		3 Public Sewer		
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	11B000086	Precinct	
Calc Frontag	249.9	School	
Owner Occupi			
GIS ID: 11B-86		*ASSOC PID#*	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	229,700	229,700
RES LAND	1010	148,300	148,300
		Total	378,000	378,000

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ROBERTS, JOHN L & MARGARET R	1162/ 162	01/01/1954			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	1010	229,700	2005	1010	170,000	2004	1010	109,100
2006	1010	148,300	2005	1010	113,200	2004	1010	91,600
		Total: 378,000			*Total:* 283,200			*Total:* 200,700

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	227,300
Appraised XF (B) Value (Bldg)	2,400
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	148,300
Special Land Value	0
Total Appraised Parcel Value	378,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	378,000

ASSESSING NEIGHBORHOOD

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

NOTES

ADDITION 1966 DECK ADDED
1988 ROOF REPAIR 1989
NEW ROOFING FY99
FY05 HALF HS HEAT WITH
ELE/PUMP AND GAS H/W

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
GAS04-240	04/21/2004	PL	Plumbing	0		0		UNDERGROUND LINE
ELE04-548	02/25/2004	EL	Electric	0		0		WIRE ADD'T
ELE04-563	02/25/2004	EL	Electric	0		0		ALARM
GAS04-209	02/19/2004	PL	Plumbing	0		0		FURNACE, WTR HTR
PLM04-259	02/19/2004	PL	Plumbing	0		0		WTR CLST,LAV,SHWI
BLD04-351	11/26/2003	AD	Addition	95,000		0		16X34 ADD'T, BTH, BD
BLD98-90	08/08/1997	RE	Remodel	12,000		0		REPL ROOF

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/20/2005			SS	15	DRIVE BY FIELD REVI
8/25/2004			LT	03	Building Permit Review
11/5/1997			EB		
5/13/1992			EB		

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM MDL-01	RN20				20,000	SF	5.40	1.18	6	1.0000	1.00	CE	1.15			7.33	146,600
1	1010	SINGLE FAM MDL-01	RN21				8,314	SF	0.18	1.00	0	1.0000	1.00	CE	1.15			0.21	1,700

Total Card Land Units: 28,314 SF | Parcel Total Land Area: 28,314 SF | Total Land Value: 148,300

Property Location: 2 HILLS RD | **MAP ID:** 11B/ / 86/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 7156 | **Account #** 1333 | **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	28		Grade = 140%
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	00		New Electric
Heat Type	02		Heat Pump
AC Type	03		Central
Total Bedrooms	04		4 Bedrooms
Total Bthrms	3		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

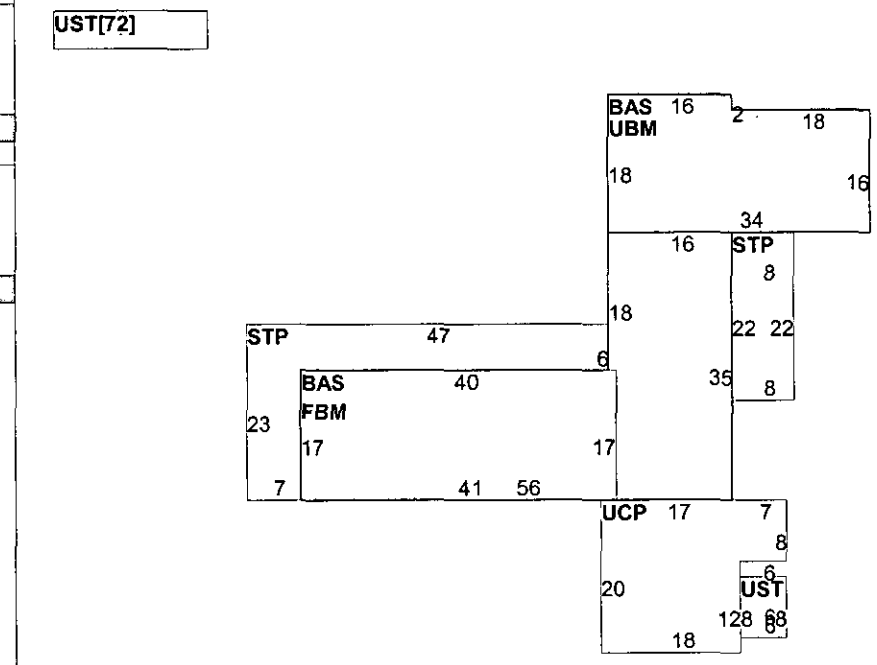
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	122.36
Section. RCN:	287,668
Net Other Adj:	0.00
Replace Cost	287,668
AYB	1955
EYB	1984
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	21
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Status	
% Complete	
Overall % Cond	79
Apprais Val	227,300
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	1984		1		100	2,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value
BAS	First Floor	1,816	1,816	1,816	122.36	222,206
FBM	Basement, Finished	0	697	244	42.83	29,856
STP	Stoop	0	577	58	12.30	7,097
UBM	Basement, Unfinished	0	576	115	24.43	14,071
UCP	Carport, Unfinished	0	408	82	24.59	10,034
UST	Utility, Storage, Unfinished	0	120	36	36.71	4,405
	Ttl. Gross Liv/Lease Area:	1,816	4,194	2,351		287,668

Property Location: 2 HILLS RD **MAP ID:** 11B/ / 86/ /
Vision ID: 7156 **Other ID:** 11B000086 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12:31

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ROBERTS, JOHN L & MARGARET R		2 Public Wate		
		3 Public Sewe		
2 HILLS RD				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # 1333 PRECINCT

Owner Occupi

PHOTO

GIS ID: 11B-86

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	91,600	91,600
RESIDNTL	1010	109,100	109,100
	Total	200,700	200,700

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AMHERST, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ROBERTS, JOHN L & MARGARET R	1162/ 162	01/01/1954			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2004	1010	91,600	2003	1010	87,200	2002	1010	76,300
2004	1010	109,100	2003	1010	109,100	2002	1010	108,900
	Total:	200,700		*Total:*	196,300		*Total:*	185,200

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)	106,900
Appraised XF (B) Value (Bldg)	2,200
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	91,600
Special Land Value	
Total Appraised Card Value	200,700
Total Appraised Parcel Value	200,700
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	200,700

NOTES

ADDITION 1966 DECK ADDED
1988 ROOF REPAIR 1989
NEW ROOFING FY99

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD98-90	8/8/1997	RE	Remodel	12,000		0		REPL ROOF
92B-226	12/11/1991			0		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
11/5/1997	EB		
5/13/1992	EB		

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RN20				20,000.00	SF	3.60	1.20	6	1.00	CE	1.05		4.54	90,800
1	1010	SINGLE FAM	RN21				8,314.00	SF	0.08	1.20	0	1.00	CE	1.05		0.10	800
			Total Card Land Units				0.65	AC	*Parcel Total Land Area:*			0.65 AC				*Total Land Value*	91,600

Property Location: 2 HILLS RD
Vision ID: 7156

MAP ID: 11B/ / 86/ /
Other ID: 11B000086

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	27		Grade = 135%
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			
Heating Fuel	00		New Electric
Heating Type	02		Heat Pump
AC Type	04		Unit/AC
Bedrooms	03		3 Bedrooms
Bathrooms	2		2 Bathrooms
Total Rooms	6		6 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			

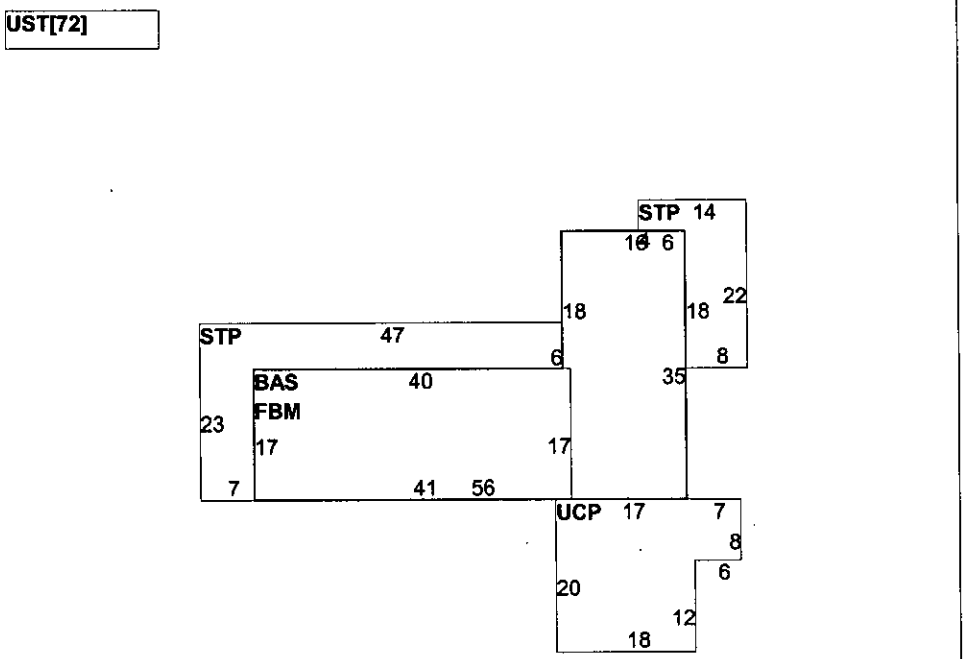
COST/MARKET VALUATION

Unadj. Base Rate	58.00
Size Adj. Factor	1.11723
Grade (Q) Index	1.39
Adj. Base Rate	90.07
Bldg. Value New	148,435
Year Built	1955
Eff. Year Built	(AV)
Nrml Physcl Dep	28
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	72
Deprec. Bldg Value	106,900

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	3,000.00	1974	1	100	2,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,240	1,240	1,240	90.07	111,687
FBM	Basement, Finished	0	697	244	31.53	21,977
STP	Stoop	0	601	60	8.99	5,404
UCP	Carport, Unfinished	0	408	82	18.10	7,386
UST	Utility, Storage, Unfinished	0	72	22	27.52	1,982
Ttl. Gross Liv/Lease Area		1,240	3,018	1,648	Bldg Val:	148,435

Property Location: 2 HILLS RD **MAP ID:** 11B/ / 86/ /
Vision ID: 7156 **Other ID:** 11B000086 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/30/2004 11:47

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ROBERTS, JOHN L & MARGARET R		2 Public Wate		
		3 Public Sewe		
2 HILLS RD				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # Precinct
School
Owner Occupi

GIS ID: 11B-86

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	113,200	113,200
RESIDNTL	1010	170,000	170,000
	Total	283,200	283,200

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AMHERST, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ROBERTS, JOHN L & MARGARET R	1162/ 162	01/01/1954			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2005	1010	113,200	2004	1010	91,600	2003	1010	87,200
2005	1010	170,000	2004	1010	109,100	2003	1010	109,100
	Total:	283,200		*Total:*	200,700		*Total:*	196,300

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)	167,800
Appraised XF (B) Value (Bldg)	2,200
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	113,200
Special Land Value	
Total Appraised Card Value	283,200
Total Appraised Parcel Value	283,200
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	283,200

NOTES

ADDITION 1966 DECK ADDED
1988 ROOF REPAIR 1989
NEW ROOFING FY99
FY05 HALF HS HEAT WITH
ELE/PUMP AND GAS H/W

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
GAS04-240	4/21/2004	PL	Plumbing	0				UNDERGROUND LINE
ELE04-548	2/25/2004	EL	Electric	0				WIRE ADD'T
ELE04-563	2/25/2004	EL	Electric	0				ALARM
GAS04-209	2/19/2004	PL	Plumbing	0				FURNACE, WTR HTR
PLM04-259	2/19/2004	PL	Plumbing	0				WTR CLST,LAV,SHWI
BLD04-351	11/26/2003	AD	Addition	95,000				16X34 ADD'T, BTH, BD
BLD98-90	8/8/1997	RE	Remodel	12,000		0		REPL ROOF

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
8/25/2004	LT	03	Building Permit Review
11/5/1997	EB		
5/13/1992	EB		

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RN20				20,000.00	SF	4.50	1.18	6	1.00	CE	1.05		5.58	111,600
1	1010	SINGLE FAM	RN21				8,314.00	SF	0.18	1.00	0	1.00	CE	1.05		0.19	1,600
			Total Card Land Units				28,314.00	SF	*Parcel Total Land Area:*			28,314 SF				*Total Land Value*	113,200

Property Location: 2 HILLS RD
Vision ID: 7156

MAP ID: 11B/ / 86/ /
Other ID: 11B000086

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	27		Grade = 135%
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	00		New Electric
Heating Type	02		Heat Pump
AC Type	03		Central
Bedrooms	04		4 Bedrooms
Bathrooms	3		3 Bathrooms
Total Rooms	6		6 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			

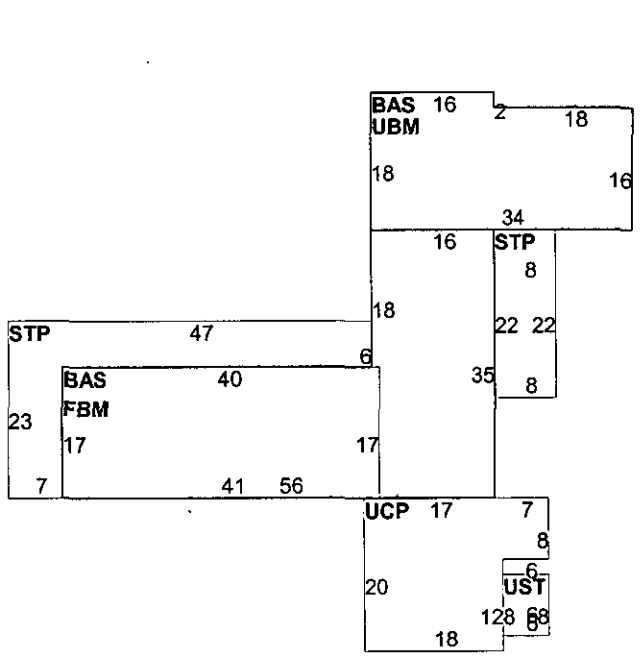
COST/MARKET VALUATION

Unadj. Base Rate	69.00
Size Adj. Factor	0.97752
Grade (Q) Index	1.47
Adj. Base Rate	99.15
Bldg. Value New	233,102
Year Built	1955
Eff. Year Built	(AV) 1975
Nrml Physcl Dep	28
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	72
Deprec. Bldg Value	167,800

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
FPL1	FIREPLACE 1 ST	B	1	3,000.00	1975	1	100	2,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,816	1,816	1,816	99.15	180,056
FBM	Basement, Finished	0	697	244	34.71	24,193
STP	Stoop	0	577	58	9.97	5,751
UBM	Basement, Unfinished	0	576	115	19.80	11,402
UCP	Carport, Unfinished	0	408	82	19.93	8,130
UST	Utility, Storage, Unfinished	0	120	36	29.75	3,569
Ttl. Gross Liv/Lease Area		1,816	4,194	2,351	Bldg Val:	233,102

Property Location: 2 HILLS RD **MAP ID:** 11B/ / 86/ / **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/01/2000

Vision ID: 7156 **Other ID:** 11B000086

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ROBERTS, JOHN L & MARGARET R		2 Public Water		
		3 Public Sewer		
2 HILLS RD				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	76,300	76,300
RESIDNTL	1010	99,200	99,200
		Total	175,500	175,500

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ROBERTS, JOHN L & MARGARET R	1162/ 162	01/01/1954			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2001	1010	76,300	2000	1010	76,300	1999	1010	66,800
2001	1010	99,200	2000	1010	99,200	1999	1010	94,500
	Total:	175,500		Total:	175,500		Total:	161,300

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)	96,900
Appraised XF (B) Value (Bldg)	2,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	76,300
Special Land Value	
Total Appraised Card Value	175,500
Total Appraised Parcel Value	175,500
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	175,500

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD98-90	8/8/97	RE	Remodel	12,000		0		REPL ROOF
92B-226	12/11/91			0		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
11/5/97	EB		
5/13/92	EB		

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RN20				20,000.00	SF	3.60	1.05	0	1.00	CE	1.00	SPCL(7%)Notes:	3.78	75,600
1	1010	SINGLE FAM	RN21				8,314.00	SF	0.08	1.05	0	1.00	CE	1.00	SPCL(7%)Notes:	0.08	700
			Total Card Land Units				28,314.00	SF	Parcel Total Land Area:			28,314 SF				Total Land Value	76,300

Property Location: 2 HILLS RD
Vision ID: 7156

MAP ID: 11B/ / 86/ /
Other ID: 11B000086

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	27		Grade = 135%
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			
Heating Fuel	00		New Electric
Heating Type	02		Heat Pump
AC Type	04		Unit/AC
Bedrooms	03		3 Bedrooms
Bathrooms	2		2 Bathrooms
Total Rooms	6		6 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			

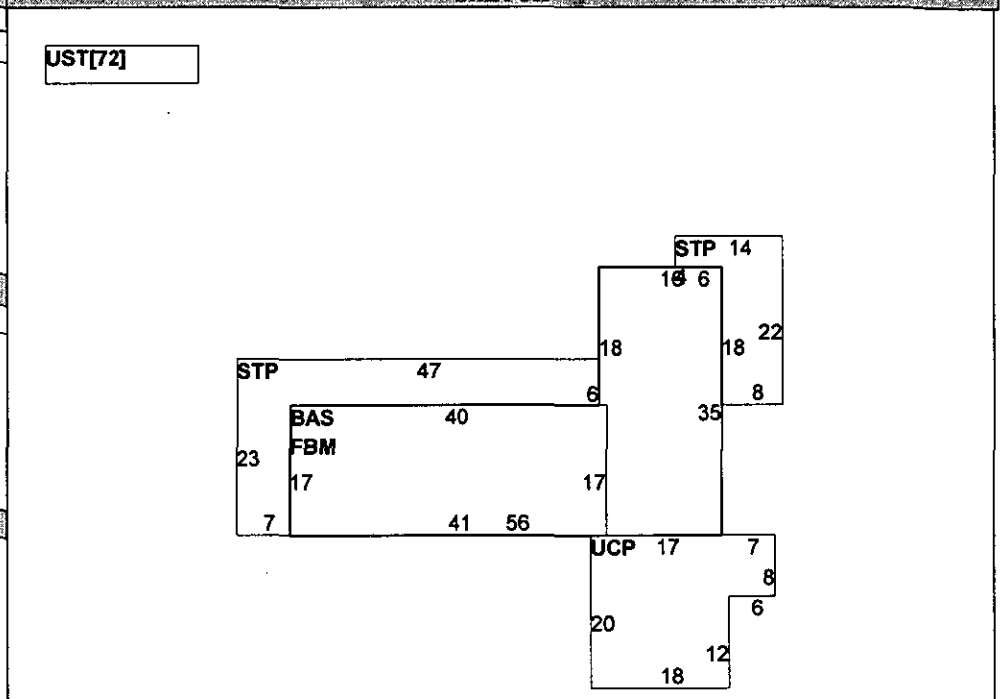
COST/MARKET VALUATION

Unadj. Base Rate	48.00
Size Adj. Factor	1.07476
Grade (Q) Index	1.39
Adj. Base Rate	71.71
Bldg. Value New	118,178
Year Built	1955
Eff. Year Built	
Nrml Physcl Dep	18
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	82
Deprec. Bldg Value	96,900

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	1,240	1,240	1,240	71.71	88,920
FBM	Basement, Finished	0	697	244	25.10	17,497
STP	Stoop	0	601	60	7.16	4,303
UCP	Carport, Unfinished	0	408	82	14.41	5,880
UST	Utility, Storage, Unfinished	0	72	22	21.91	1,578
Ttl. Gross Liv/Lease Area		1,240	3,018	1,648	Bldg Val:	118,178

Property Location: 2 HILLS RD
Vision ID: 7156

MAP ID: 11B/ / 86/ /
Other ID: 11B000086

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

Print Date: 01/03/2002 08:05

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ROBERTS, JOHN L & MARGARET R		2 Public Wate		
2 HILLS RD		3 Public Sewe		
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	76,300	76,300
RESIDNTL	1010	108,900	108,900
	Total	185,200	185,200

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ROBERTS, JOHN L & MARGARET R	1162/ 162	01/01/1954			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2002	1010	76,300	2001	1010	76,300	2000	1010	76,3
2002	1010	108,900	2001	1010	99,200	2000	1010	99,2
	Total:	185,200		*Total:*	175,500		*Total:*	175,5

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)	106,6
Appraised XF (B) Value (Bldg)	2,3
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	76,3
Special Land Value	
Total Appraised Card Value	185,2
Total Appraised Parcel Value	185,2
Valuation Method:	Cost/Market Valuat
Exemptions	
Net Total Appraised Parcel Value	185,2

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD98-90	8/8/97	RE	Remodel	12,000		0		REPL ROOF
92B-226	12/11/91			0		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
11/5/97	EB		
5/13/92	EB		

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RN20				20,000.00	SF	3.60	1.05	0	1.00	CE	1.00		3.78	75,6
1	1010	SINGLE FAM	RN21				8,314.00	SF	0.08	1.05	0	1.00	CE	1.00		0.08	7
			Total Card Land Units				0.65	AC	*Parcel Total Land Area:*			0.65 AC				*Total Land Value*	76,3

Property Location: 2 HILLS RD **MAP ID:** 11B/ / 86/ /
Vision ID: 7156 **Other ID:** 11B000086 **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	27		Grade = 135%
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			
Heating Fuel	00		New Electric
Heating Type	02		Heat Pump
AC Type	04		Unit/AC
Bedrooms	03		3 Bedrooms
Bathrooms	2		2 Bathrooms
Total Rooms	6		6 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			

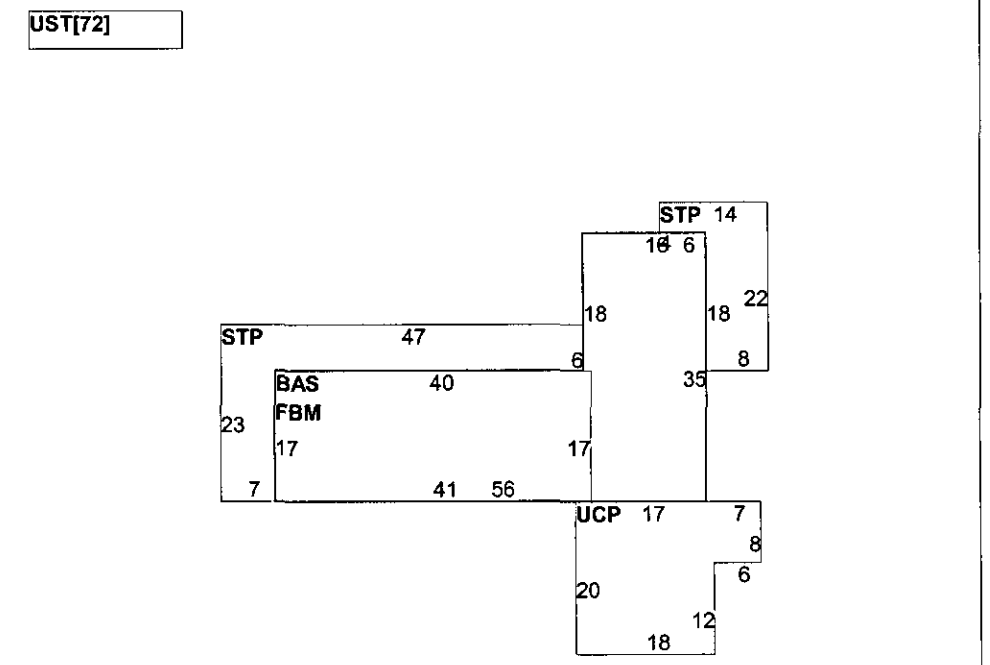
COST/MARKET VALUATION

Unadj. Base Rate	52.80
Size Adj. Factor	1.07476
Grade (Q) Index	1.39
Adj. Base Rate	78.88
Bldg. Value New	129,994
Year Built	1955
Eff. Year Built	
Nrml Physcl Dep	18
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	82
Deprec. Bldg Value	106,600

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
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	1,240	1,240	1,240	78.88	97,811
FBM	Basement, Finished	0	697	244	27.61	19,247
STP	Stoop	0	601	60	7.87	4,733
UCP	Carport, Unfinished	0	408	82	15.85	6,468
UST	Utility, Storage, Unfinished	0	72	22	24.10	1,735

Property Location: 2 HILLS RD
Vision ID: 7156

MAP ID: 11B/ / 86/ /
Other ID: 11B000086

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 03/26/2003 09:21

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ROBERTS, JOHN L & MARGARET R		2 Public Wate		
		3 Public Sewe		
2 HILLS RD				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # 1333 PRECINCT

Owner Occupi

PHOTO

GIS ID: 11B-86

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	87,200	87,200
RESIDNTL	1010	109,100	109,100
	Total	196,300	196,300

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ROBERTS, JOHN L & MARGARET R	1162/ 162	01/01/1954			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2003	1010	87,200	2002	1010	76,300	2001	1010	76,300
2003	1010	109,100	2002	1010	108,900	2001	1010	99,200
	Total:	196,300		*Total:*	185,200		*Total:*	175,500

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)	106,900
Appraised XF (B) Value (Bldg)	2,200
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	87,200
Special Land Value	
Total Appraised Card Value	196,300
Total Appraised Parcel Value	196,300
Valuation Method:	Cost/Market Valuation
Exemptions	0
Net Total Appraised Parcel Value	196,300

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD98-90	8/8/1997	RE	Remodel	12,000		0		REPL ROOF
92B-226	12/11/1991			0		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
11/5/1997	EB		
5/13/1992	EB		

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RN20				20,000.00	SF	3.60	1.20	6	1.00	CE	1.00		4.32	86,400
1	1010	SINGLE FAM	RN21				8,314.00	SF	0.08	1.20	0	1.00	CE	1.00		0.10	800
						Total Card Land Units	28,314.00	SF	*Parcel Total Land Area:*			28,314 SF				*Total Land Value*	87,200

Property Location: 2 HILLS RD **MAP ID:** 11B/ / 86/ /
Vision ID: 7156 **Other ID:** 11B000086 **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	27		Grade = 135%
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			
Heating Fuel	00		New Electric
Heating Type	02		Heat Pump
AC Type	04		Unit/AC
Bedrooms	03		3 Bedrooms
Bathrooms	2		2 Bathrooms
Total Rooms	6		6 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			

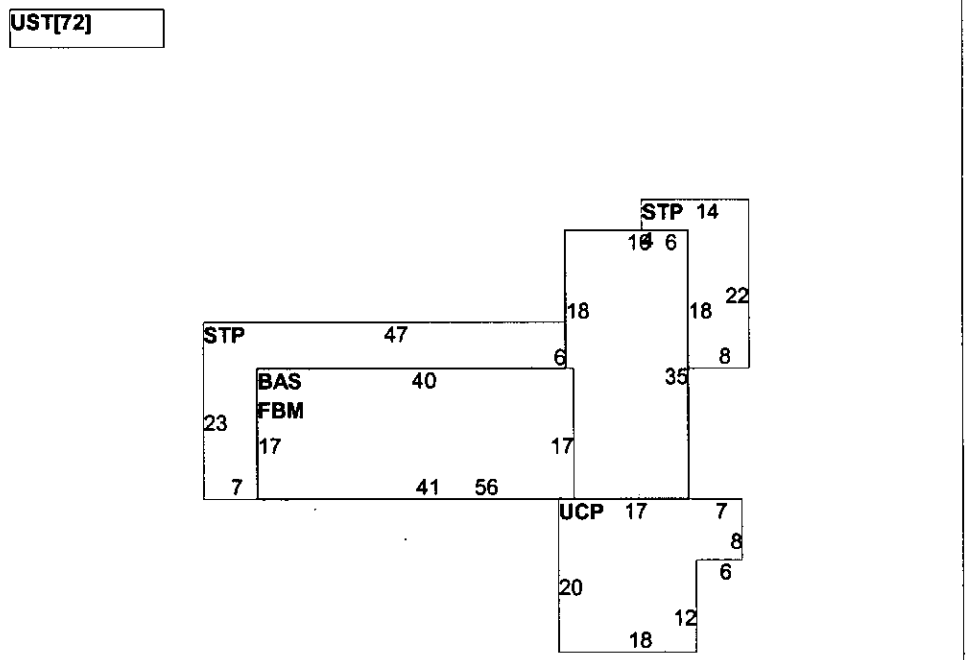
COST/MARKET VALUATION

Unadj. Base Rate	58.00
Size Adj. Factor	1.11723
Grade (Q) Index	1.39
Adj. Base Rate	90.07
Bldg. Value New	148,435
Year Built	1955
Eff. Year Built	(AV)
Nrml Physcl Dep	28
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	72
Deprec. Bldg Value	106,900

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	3,000.00	1974	1	100	2,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,240	1,240	1,240	90.07	111,687
FBM	Basement, Finished	0	697	244	31.53	21,977
STP	Stoop	0	601	60	8.99	5,404
UCP	Carport, Unfinished	0	408	82	18.10	7,386
UST	Utility, Storage, Unfinished	0	72	22	27.52	1,982
Ttl. Gross Liv/Lease Area		1,240	3,018	1,648	Bldg Val:	148,435

MAP 11-B LOT 86 **PROPERTY ASSESSMENT RECORD – TOWN OF AMHERST, MASSACHUSETTS** S CARD NO. 1 of 2

2 Hills Road

LAND AREA 28,314SF

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
Roberts, John L. & Margaret		1954	1162	162

ASSESSMENT RECORD

	19 88	19	19	19	19	19	19	19	19	19
DWELLING										
GARAGE										
TOTAL VALUE BUILDINGS	105200									
TOTAL VALUE LAND	59500									
TOTAL VALUE LAND & BUILDINGS	164700									

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	
HIGH		SEWER	
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	
STREET		**TREND OF DISTRICT**	
PAVED		IMPROVING	
SEMI-IMPROVED		STATIC	
DIRT		DECLINING	
SIDEWALK			

PROPERTY INFORMATION

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

MEMORANDA

BUILDING PERMIT RECORD

	EST. COST	PERMIT NO.	DATE
Repair existing roof	10000	90-86	8/89
Storage Shed	1000	90-169	11/89
Erect 2 FENCES	1000	90-215	12/89

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

2 Hills Road

LAND AREA ~~10~~ rds- 0.65 A 28314#

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
Roberts, John L. & Margaret		1954	1162	162

ASSESSMENT RECORD

	1963	1964	19 66	1967	1970	19 78	19 80	1981	19 82	1984
DWELLING	5200									
GARAGE										
3-16-77										
		✓	✓	✓✓	✓✓✓	✓				
TOTAL VALUE BUILDINGS	5200	15130	19920	22130	27950	35400	38800	51200	54600	61500
TOTAL VALUE LAND	1200	4080	4080	4080	9230	11200	11200	17600	17600	22400
TOTAL VALUE LAND & BUILDINGS	6400	19510	24000	26210	37180	46600	50000	68800	72200	83900

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

MEMORANDA

145 x 60% = 84
110 x 60% = 66
150

Per 9/65 Addition $8000

BUILDING PERMIT RECORD

	EST. COST	PERMIT NO.	DATE
Const. deck addition	3000	88-46	3/88

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
F 150	246A	30.00	113%	34.-	5100		
E.F. & Shape - 20% x 5100					- 1020		
C.I.							
TOTAL VALUE LAND					11080	9230	4080
TOTAL VALUE BUILDINGS					15430	18220	22130
TOTAL VALUE LAND & BUILDINGS					19510	24000	26210

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
200		42			8400		
8314		10			830		
C.I.							
TOTAL VALUE LAND					9230		
TOTAL VALUE BUILDINGS					27950		
TOTAL VALUE LAND & BUILDINGS					3718		

	1985	19 86	19 87
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS	68400	23600	105200
TOTAL VALUE LAND	22400	28100	51200
TOTAL VALUE LAND & BUILDINGS	90,800	101700	156900

11/21/66 Add'l 3pc. Bath.

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	
VERTICAL	✓
BRICK VENEER	
BRICK ON MASONRY	
CONC. OR CIND. BLOCK	
ARTIFICIAL STONE	
STONE ON MASONRY	

ROOFING G

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	5	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 100%				✓
FIN. ATTIC AREA				
FIREPLACE 1/1				✓
MODERN KITCHEN		/		✓

HEATING

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

PLUMBING

BATHROOM 2	✓
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

Add'l Bath in place of old carport 1st floor 1 SFr
3'Skylight to kitchen
Stairs to basement
Rough floor, bsmt wall, beam ceilings
Carport 20x24 1" slab

DESIGN

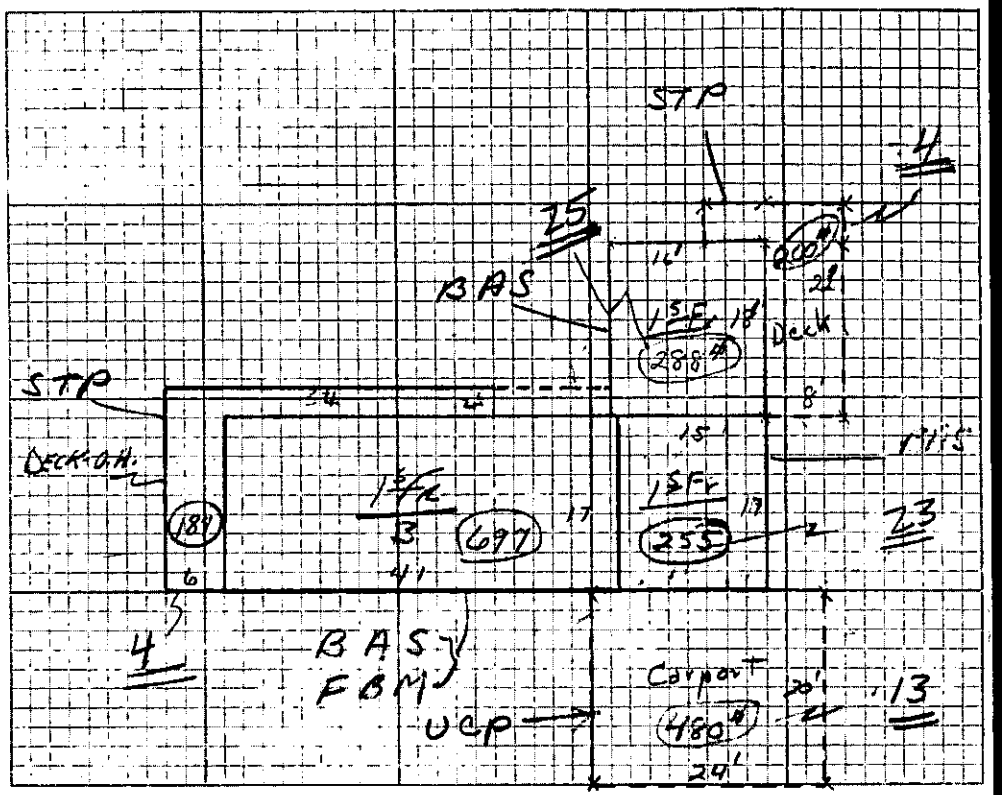
RANCH TYPE	
SPLIT LEVEL	
CONVENTIONAL	
DESIGN FACTOR	+10%
GRADE FACTOR	%

COMPUTATIONS

UNIT	AMOUNT
697 S.F.	12470
ADD. & PCHS.	+ 6900
WALL HT.	
BSMT. AREA	– 1960
FINISH 40%	+ 2800
ATTIC	
HEATING	
PLUMBING	+ 600
O. F.	
TOTAL	20810
FACTOR	x 158
REPL. VALUE	32880

SKETCH

Garage 3X5x12" in Carport



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	1 3/4 Fr. 1	A+05	1955	1966	G	32880	15			27950
GARAGE										
COMMERCIAL										

DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED	TOTAL VALUE BUILDINGS	27950
11-16-63	LJ	LJ	PP	PP	90	/		

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

11B/000/086

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
1333	ROBERTS, JOHN L. & ROBERTS,	MAR11B-000-086	2 HILLS RD	01/20/94	1 OF 1

ACCOUNT	TAX OWNER	ACRES: .65		CITY:	LAST APPRAISED
1333	ROBERTS, JOHN L. & ROBERTS,	MALOTS: 0	EXEMPT: N	NBRHD: CE	BY ERB ON 05/13/92
		DEED BP: 1162/162		PLAT BP:	

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	$57,100	$57,100	$99,400	$0	$156,500	$156,500
OPEN SPACE	$0	$0	$0	$0	$0	$0
COMMERCIAL	$0	$0	$0	$0	$0	$0
INDUSTRIAL	$0	$0	$0	$0	$0	$0
PERSONAL	$0	$0	$0	$0	$0	$0
FOREST	$0	$0	$0	$0	$0	$0
AG/HORT	$0	$0	$0	$0	$0	$0
RECREATIONAL	$0	$0	$0	$0	$0	$0
EXEMPT	$0	$0	$0	$0	$0	$0
					MKT VALUE	TAX VALUE
*** TOTAL ***	$57,100	$57,100	$99,400	$0	$156,500	$156,500

GENERAL REMARKS: ADDITION 1966 DECK ADDED 1988 ROOF REPAIR 1989

LAND

NO	TYPE	DESCRIPTION	ZONE	FRONTAGE	NO UNITS	TYP	UNIT PRICE	COND	ADJ PCT	TOT PCT	ADJ UN PRICE	MKT VALUE	USE VALUE
1	101	LAND 1 FAMILY	RN20		20000.00	SF	3.13	100	105	105	3.29	53,800	
2	101	LAND 1 FAMILY	RN21		8314.00	SF	0.47	100	105	105	0.49	3,300	

OUTBUILDINGS & EXTRA FEATURES

NO	TYPE	DESCRIPTION	AREA	U PRICE	RCN	PHYS	VALUE

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	11B/000/086 CARD
1333	ROBERTS, JOHN L. & ROBERTS,	MAR11B-000-086	2 HILLS RD	01/20/94	2 OF 1

MODEL	BULDING STYLE	BUILDING USE	BASE	EC	FN	PH	PCT	RCN	DEPR VALUE
SFR	01-RANCH	101-DWG 1 FAMILY	00.00			15	100	118,868	99,400

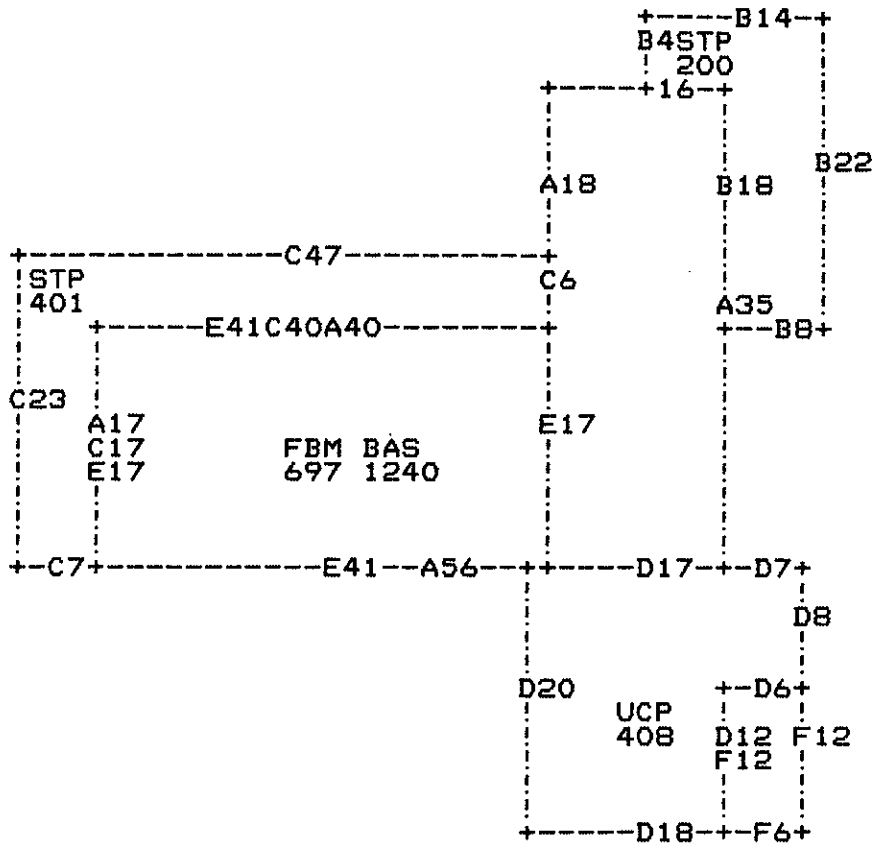
SCALE IS 1:17

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	HEAT PUMP AC Y
STRUCTURAL FRAME	WOOD
FLOOR COVER 1	VINYL/ASPHALT TILE
FLOOR COVER 2	HARDWOOD
CEILING/INSUL	

	---BAS---	---FUS---	--OTHER--
BEDROOMS	3	0	0
FULL BATHS	2	0	0
HALF BATHS	0	0	0
EXTRA FIXTURES	0	0	0

YEAR BUILT	1955
NUMBER STORIES	1.0
PERIMETER MULT	108
QUALITY	AVERAGE
SHAPE/DESIGN	135
WALL HEIGHT	8.0
EFFECT BASE RATE	71.55



SEC	TYPE	GROSS	PCT	EFFECT	RPL COST	BUILDING DIMENSIONS
A	BAS	1240	100	1240	88,725	DL16/DD18/DL40/DD17/DR56/DU35/
B	STP	200	10	20	1,431	DL6/DU4/DR14/DD22/DL8/DU18/
C	STP	401	10	40	2,862	ML16/MD18/DL40/DD17/DL7/DU23/DR47/DD6/
D	UCP	408	20	82	5,867	MD35/DR7/DD8/DL6/DD12/DL18/DU20/DR17/
E	FBM	697	35	244	17,459	MD18/ML15/DL41/DD17/DR41/DU17/
F	UST	72	30	22	1,574	MD43/MR1/DD12/DR6/DU12/DL6/
SUBTL		3018		1648	117,918	
FIREPLACE		1 FLUES,	1 OPENS		950	
GRAND TOTAL					118,868	

Property Location: 2 HILLS RD | MAP ID: 11B/ / 86/ / | Bldg Name: | State Use: 1010

Vision ID: 7156 | Account #1333 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/13/2006 11:06

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ROBERTS, JOHN L & MARGARET R		2 Public Water		
2 HILLS RD		3 Public Sewer		
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	11B000086	Precinct	
Calc Frontag	249.9	Units	
Owner Occupi			
APR PARCELS			
GIS ID: 11B-86		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	229,700	229,700
RES LAND	1010	148,300	148,300
		Total	378,000	378,000

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ROBERTS, JOHN L & MARGARET R	1162/ 162	01/01/1954			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2007	1010	229,700	2006	1010	229,700	2005	1010	170,000
2007	1010	148,300	2006	1010	148,300	2005	1010	113,200
		Total: 378,000			Total: 378,000			Total: 283,200

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)	227,300
Appraised XF (B) Value (Bldg)	2,400
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	148,300
Special Land Value	0
Total Appraised Parcel Value	378,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	378,000

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
PLM07-0075	09/08/2006	PL	Plumbing	0		0		HOT WTR TANK
GAS04-240	04/21/2004	PL	Plumbing	0		0		UNDERGROUND LINE
ELE04-548	02/25/2004	EL	Electric	0		0		WIRE ADD'T
ELE04-563	02/25/2004	EL	Electric	0		0		ALARM
GAS04-209	02/19/2004	PL	Plumbing	0		0		FURNACE, WTR HTR
PLM04-259	02/19/2004	PL	Plumbing	0		0		WTR CLST,LAV,SHWI
BLD04-351	11/26/2003	AD	Addition	95,000		0		16X34 ADD'T, BTH, BD

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/20/2005			SS	15	DRIVE BY FIELD REVI
8/25/2004			LT	03	Building Permit Review
11/5/1997			EB		
5/13/1992			EB		

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM MDL-01	RN20				20,000	SF	5.40	1.18	6	1.0000	1.00	CE	1.15			7.33	146,600
1	1010	SINGLE FAM MDL-01	RN21				8,314	SF	0.18	1.00	0	1.0000	1.00	CE	1.15			0.21	1,700

Total Card Land Units: 0.65 AC | Parcel Total Land Area: 0.65 AC | Total Land Value: 148,300

Property Location: 2 HILLS RD | **MAP ID:** 11B/ / 86/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 7156 | **Account #** 1333 | **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	28		Grade = 140%
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	00		New Electric
Heat Type	02		Heat Pump
AC Type	03		Central
Total Bedrooms	04		4 Bedrooms
Total Bthrms	3		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

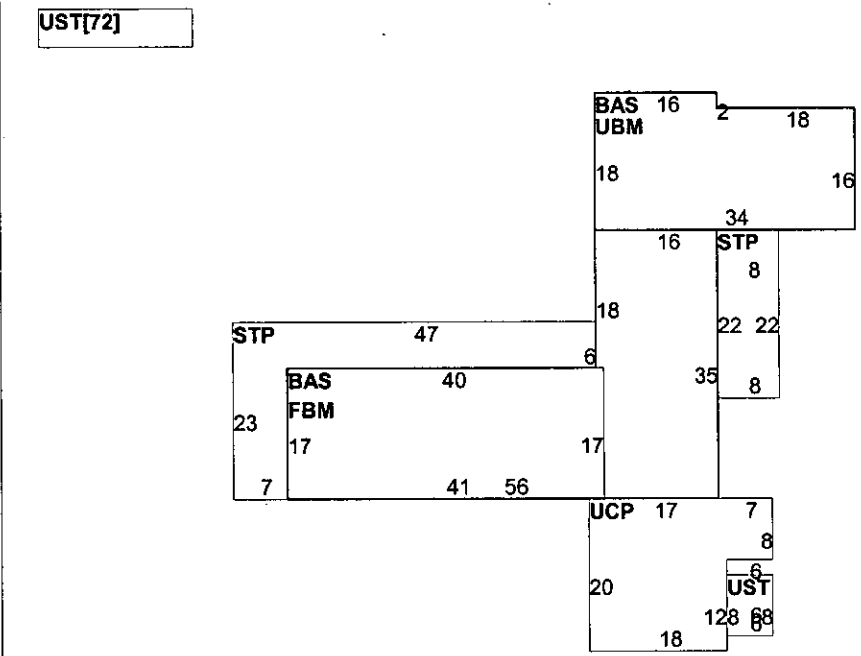
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	122.36
Section. RCN:	287,668
Net Other Adj:	0.00
Replace Cost	287,668
AYB	1955
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	21
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	79
Apprais Val	227,300
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	1984		1		100	2,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,816	1,816	1,816	122.36	222,206
FBM	Basement, Finished	0	697	244	42.83	29,856
STP	Stoop	0	577	58	12.30	7,097
UBM	Basement, Unfinished	0	576	115	24.43	14,071
UCP	Carport, Unfinished	0	408	82	24.59	10,034
UST	Utility, Storage, Unfinished	0	120	36	36.71	4,405
	Ttl. Gross Liv/Lease Area:	1,816	4,194	2,351		287,668

PROP. LOC.: 2 HILLS RD MAP I.D.: 11B/ / 86/ /

Other i.d.: 11B000086 Bldg. 1 Card 1 of 1 Print Date: 12/23/98

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
ROBERTS, JOHN L & MARGARET R 2 HILLS RD 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	66,800	66,800
RESIDNTL	1010	94,500	94,500
Total		161,300	161,300

601
AMHERST, MA

MMC

RECORD OF OWNERSHIP	BK-VOL/PAGE	MO/DY/YR	q/u/v	SALE PRICE	V.C.
ROBERTS, JOHN L & MARGARET R	1162/162	01/01/54		0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1010	66,800	98	1010	66,800	97	1010	66,800
99	1010	94,500	98	1010	94,500	97	1010	85,900
	Total	161,300		Total	161,300		Total	152,700

EXEMPTIONS

Year	Type/Description	Code	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

COMPARABLE

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

THIS SIGNATURE ACKNOWLEDGES A VISIT BY A DATA COLLECTOR OR ASSESSOR

X

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	92,100
Appraised X.F.(B) Value (Bldg)	2,400
Appraised O.B.(L) Value (Bldg)	0
Appraised Land Value (Bldg)	66,800
Special Land Value	0
Total Appraised Card Value	161,300
Total Appraised Parcel Value	161,300
Exemption(s)	
Net Total Appraised Parcel Value	161,300

BUILDING PERMIT RECORD

Permit I.D.#	Issue Date	Type	Description	Amount	Insp. Date	%Cmp	Date Cmp	Comments
BLD98-90	080897	RE	Remodel	12,000		0		REPL ROOF
92B-226	121191					0		

VISIT/CHANGE HISTORY

Date	I.D.	Cd	Purpose/Result
11/05/97	EB		
05/13/92	EB		

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				20,000.00	SF	3.60	1.05	0	1.00	CE	.88		3.31	66,200
1	1010	SINGLE FAM	RN21				8,314.00	SF	0.08	1.05	0	1.00	CE	.88		0.07	600
		Total Land Units					28,314.00	SF								Total	66,800

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	01		Ranch
Model	01		Residential
Grade	27		Grade = 135%
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			
Heating Fuel	00		New Electric
Type	02		Heat Pump
Air/Cn Type	04		Unit/AC
Bedrooms	03		3 Bedrooms
Bathrooms	2		2 Bathrooms
Total Rooms	6		6 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			

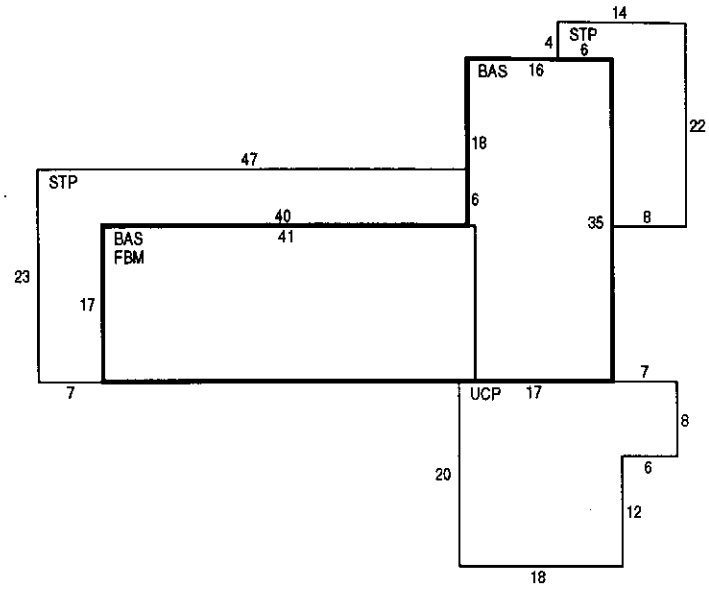
COST/MARKET VALUATION

Unadj Base Rate	44.00	
Size Adj Factor	1.0748	
Grade(Q) Index	1.39	
Adj Base Rate	65.73	
Bldg Value New		108,323
Year Built	1955	
Effctve Yr Built	1981	
Nrml Physcl Dep	15	
Functnl Obslnce	00	
Eco/Ext Obslnce	00	
Specl Cnd Code		
Specl Cnd %		
Overall % Cndtn	85	
Deprec Bldg Value		92,100

NOTES

ADDITION 1966 DECK ADDED
1988 ROOF REPAIR 1989
NEW ROOFING FY99

SKETCH



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,240	1,240	65.73	81,505
FBM	Basement, Finished	697	244	23.01	16,038
STP	Stoop	601	60	6.56	3,944
UCP	Carport, Unfinishe	408	82	13.21	5,390
UST	Utility, Storage,	72	22	20.08	1,446
Ttl. Gross Liv/Lease Area			1,648	Bldg Value	108,323

OB-OUTBUILDINGS & YARD ITEMS (L)

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

XF-BUILDING EXTRA FEATURES (B)

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

INCOME SECTION

(Sketch) Traverse Code

PTR[D35],UCP[R7,D8,L6,D12,L18,U20,R17],PTR[U35],UST[72],STP[L6,U4,R14,D22,L8,U18],BAS[L16,D18,L40,D17,R56,U35],PTR[D18,L15],FBM[L41,D17,R41,U17],PTR[U18,R15],PTR[L16,D18],STP[L40,D17,L7,U23,R47,D6],PTR[R16,U18]