Property Location: 55 HILLS RD | **MAP ID:** 11B/ / 90/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 1901 | **Account #** 12281 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 01/17/2006 09:38

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ESSELEN, JANINA M (LIFE ESTATE)		2 Public Water		
C/O ESSELEN, RICHARD W		3 Public Sewer		
55 HILLS RD				
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	11B000090	Precinct	
Calc Frontag	216.1	School	
Owner Occupi	YES		
GIS ID: 11B-90		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	142,000	142,000
RES LAND	1010	151,100	151,100
		Total	293,100	293,100

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ESSELEN, JANINA M (LIFE ESTATE)	3779/ 231	08/20/1991	U		0	
ESSELEN, KATHERINE	1185/ 147	01/01/1954			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	1010	142,000	2005	1010	131,000	2004	1010	111,500
2006	1010	151,100	2005	1010	115,700	2004	1010	92,900
		Total: 293,100			Total: 246,700			Total: 204,400

EXEMPTIONS

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

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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ASSESSING NEIGHBORHOOD

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

NOTES

W-O BASEMENT ADDITION
1985
CK FOR LIFE ESTATE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	139,800
Appraised XF (B) Value (Bldg)	2,200
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	151,100
Special Land Value	0
Total Appraised Parcel Value	293,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	293,100

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/20/2005			SS	15	DRIVE BY FIELD REVI
7/1/1993			DC		

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM MDL-01	RN20		218		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				21,382	SF	0.18	1.00	0	1.0000	1.00	CE	1.15			0.21	4,500
						Total Card Land Units:	41,382	SF	Parcel Total Land Area:	41,382 SF								Total Land Value:	151,100

Property Location: 55 HILLS RD | **MAP ID:** 11B/ / 90/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 1901 | **Account #** 12281 | **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 | **Print Date:** 01/17/2006 09:38

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	01		Ranch
Model	01		Residential
Grade	24		Grade = 120%
Stories	1		1 Story
Occupancy			
Exterior Wall 1	14		Wood Shingle
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			
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	04		Unit/AC
Total Bedrooms	02		2 Bedrooms
Total Bthrms	1		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	5		5 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

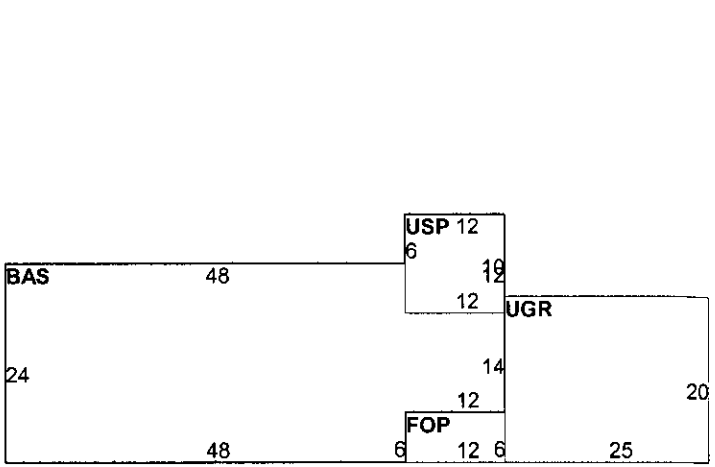
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	98.47
Section. RCN:	194,187
Net Other Adj:	0.00
Replace Cost	194,187
AYB	1955
EYB	1977
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	28
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Status	
% Complete	
Overall % Cond	72
Apprais Val	139,800
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



No Photo On Record

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	1977		1		100	2,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value
BAS	First Floor	1,440	1,440	1,440	98.47	141,800
FBM	Basement, Finished	0	300	105	34.47	10,340
FOP	Porch, Open, Finished	0	72	14	19.15	1,379
STP	Stoop	0	210	21	9.85	2,068
UBM	Basement, Unfinished	0	996	199	19.67	19,596
UGR	Garage, Unfinished	0	500	150	29.54	14,771
USP	Porch, Screen, Unfinished	0	144	43	29.40	4,234
	Ttl. Gross Liv/Lease Area:	1,440	3,662	1,972		194,187

Property Location: 55 HILLS RD **MAP ID:** 11B/ / 90/ / **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12:31
Vision ID: 1901 **Other ID:** 11B000090

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ESSELEN, RICHARD W		2 Public Wate		
		3 Public Sewe		
55 HILLS RD				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # 12281 PRECINCT

Owner Occupi

PHOTO

GIS ID: 11B-90

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	92,900	92,900
RESIDNTL	1010	111,500	111,500
	Total	204,400	204,400

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ESSELEN, RICHARD W	3779/ 231	08/20/1991	U		0	
ESSELEN, KATHERINE	1185/ 147	01/01/1954			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2004	1010	92,900	2003	1010	88,500	2002	1010	77,300
2004	1010	111,500	2003	1010	114,300	2002	1010	101,900
	Total:	204,400		*Total:*	202,800		*Total:*	179,200

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)	109,100
Appraised XF (B) Value (Bldg)	2,400
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	92,900
Special Land Value	
Total Appraised Card Value	204,400
Total Appraised Parcel Value	204,400
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	204,400

NOTES

W-O BASEMENT ADDITION
1985

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
7/1/1993	DC		

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RN20		218		20,000.00	SF	3.60	1.20	6	1.00	CE	1.05		4.54	90,800
1	1010	SINGLE FAM	RN21				21,382.00	SF	0.08	1.20	0	1.00	CE	1.05		0.10	2,100
					Total Card Land Units		0.95	AC	*Parcel Total Land Area:*			0.95 AC				*Total Land Value*	92,900

Property Location: 55 HILLS RD
Vision ID: 1901
MAP ID: 11B/ / 90/ /
Other ID: 11B000090
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	24		Grade = 120%
Stories	1		1 Story
Occupancy	00		
Exterior Wall 1	14		Wood Shingle
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	02		Oil
Heating Type	04		Forced Air-Duc
AC Type	04		Unit/AC
Bedrooms	02		2 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	5		5 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

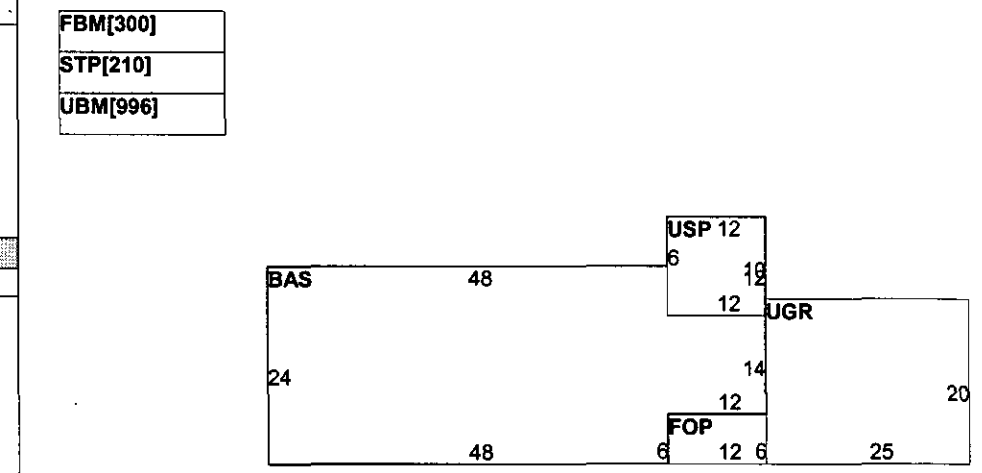
COST/MARKET VALUATION

Unadj. Base Rate	58.00
Size Adj. Factor	1.04047
Grade (Q) Index	1.16
Adj. Base Rate	70.00
Bldg. Value New	138,040
Year Built	1955
Eff. Year Built	(GD)
Nrml Physcl Dep	21
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	79
Deprec. Bldg Value	109,100

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	1981	1	100	2,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,440	1,440	1,440	70.00	100,800
FBM	Basement, Finished	0	300	105	24.50	7,350
FOP	Porch, Open, Finished	0	72	14	13.61	980
STP	Stoop	0	210	21	7.00	1,470
UBM	Basement, Unfinished	0	996	199	13.99	13,930
UGR	Garage, Unfinished	0	500	150	21.00	10,500
USP	Porch, Screen, Unfinished	0	144	43	20.90	3,010
Ttl. Gross Liv/Lease Area		1,440	3,662	1,972	Bldg Val:	138,040

Property Location: 55 HILLS RD
Vision ID: 1901

MAP ID: 11B/ / 90/ /
Other ID: 11B000090

Bldg #: 1 *Card* 1 *of* 1 *Print Date:* 12/30/2004 11:47

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ESSELEN, JANINA M (LIFE ESTATE) C/O ESSELEN, RICHARD W 55 HILLS RD AMHERST, MA 01002		2 Public Wate 3 Public Sewe		

SUPPLEMENTAL DATA

Account #
Precinct
School
Owner Occupi YES

GIS ID: 11B-90

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	115,700	115,700
RESIDNTL	1010	131,000	131,000
	Total	246,700	246,700

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AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ESSELEN, JANINA M (LIFE ESTATE)	3779/ 231	08/20/1991	U		0	
ESSELEN, KATHERINE	1185/ 147	01/01/1954			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2005	1010	115,700	2004	1010	92,900	2003	1010	88,500
2005	1010	131,000	2004	1010	111,500	2003	1010	114,300
	Total:	246,700		*Total:*	204,400		*Total:*	202,800

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	128,600
Appraised XF (B) Value (Bldg)	2,400
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	115,700
Special Land Value	
Total Appraised Card Value	246,700
Total Appraised Parcel Value	246,700
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	246,700

NOTES

W-O BASEMENT ADDITION
1985
CK FOR LIFE ESTATE

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
7/1/1993	DC		

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RN20		218		20,000.00	SF	4.50	1.18	6	1.00	CE	1.05		5.58	111,600
1	1010	SINGLE FAM	RN21				21,382.00	SF	0.18	1.00	0	1.00	CE	1.05		0.19	4,100
						Total Card Land Units	41,382.00	SF	*Parcel Total Land Area:*			41,382 SF				*Total Land Value*	115,700

Property Location: 55 HILLS RD
Vision ID: 1901

MAP ID: 11B/ / 90/ /
Other ID: 11B000090

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	24		Grade = 120%
Stories	1		1 Story
Occupancy	00		
Exterior Wall 1	14		Wood Shingle
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	02		Oil
Heating Type	04		Forced Air-Duc
AC Type	04		Unit/AC
Bedrooms	02		2 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	5		5 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

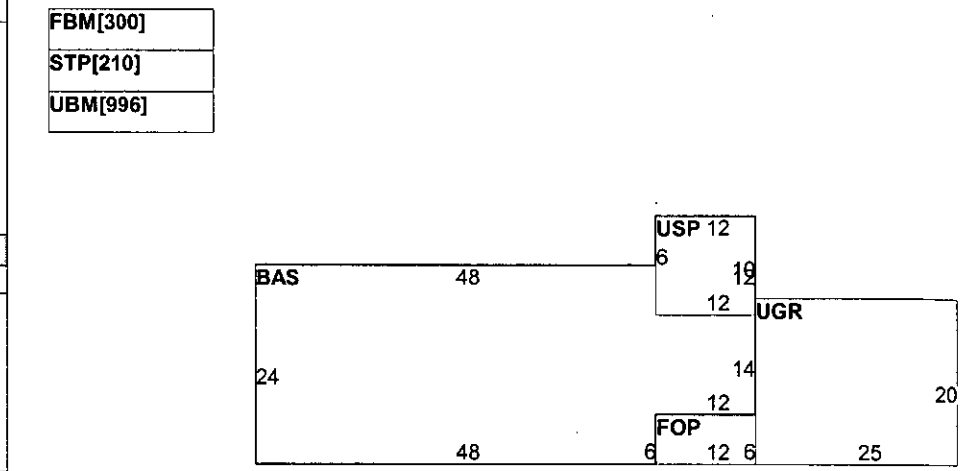
MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

COST/MARKET VALUATION

Unadj. Base Rate	69.00
Size Adj. Factor	1.04047
Grade (Q) Index	1.15
Adj. Base Rate	82.56
Bldg. Value New	162,808
Year Built	1955
Eff. Year Built	(GD) 1982
Nrml Physcl Dep	21
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	79
Deprec. Bldg Value	128,600

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	1982	1	100	2,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,440	1,440	1,440	82.56	118,886
FBM	Basement, Finished	0	300	105	28.90	8,669
FOP	Porch, Open, Finished	0	72	14	16.05	1,156
STP	Stoop	0	210	21	8.26	1,734
UBM	Basement, Unfinished	0	996	199	16.50	16,429
UGR	Garage, Unfinished	0	500	150	24.77	12,384
USP	Porch, Screen, Unfinished	0	144	43	24.65	3,550
Ttl. Gross Liv/Lease Area		1,440	3,662	1,972	Bldg Val:	162,808

Property Location: 55 HILLS RD **MAP ID:** 11B/ / 90/ /
Vision ID: 1901 **Other ID:** 11B000090 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/01/2000

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
ESSELEN, RICHARD W		2 Public Water		
		3 Public Sewer		
55 HILLS RD				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	77,300	77,300
RESIDNTL	1010	92,900	92,900
		Total 170,200	170,200

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ESSELEN, RICHARD W	3779/ 231	08/20/1991	U		0	
ESSELEN, KATHERINE	1185/ 147	01/01/1954			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2001	1010	77,300	2000	1010	79,200	1999	1010	69,300
2001	1010	92,900	2000	1010	92,900	1999	1010	85,400
	Total:	170,200		*Total:*	172,100		*Total:*	154,700

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)	90,600
Appraised XF (B) Value (Bldg)	2,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	77,300
Special Land Value	
Total Appraised Card Value	170,200
Total Appraised Parcel Value	170,200
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	170,200

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
7/1/93	DC		

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RN20		218		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				21,382.00	SF	0.08	1.05	0	1.00	CE	1.00	SPCL(7%)Notes:	0.08	1,700
						Total Card Land Units	41,382.00	SF	*Parcel Total Land Area:*			41,382 SF				*Total Land Value*	77,300

Property Location: 55 HILLS RD
Vision ID: 1901

MAP ID: 11B/ / 90/ /
Other ID: 11B000090

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	24		Grade = 120%
Stories	1		1 Story
Occupancy	00		
Exterior Wall 1	14		Wood Shingle
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	02		Oil
Heating Type	04		Forced Air-Duc
AC Type	04		Unit/AC
Bedrooms	02		2 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	5		5 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

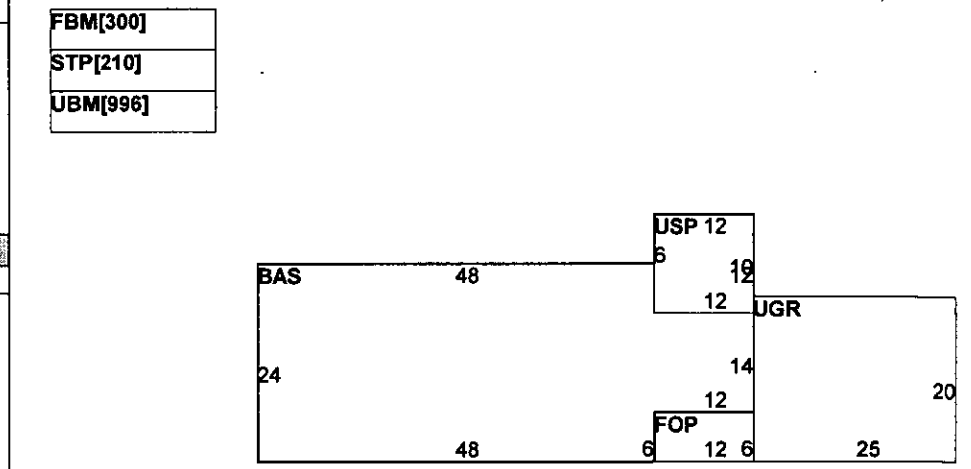
COST/MARKET VALUATION

Unadj. Base Rate	48.00
Size Adj. Factor	1.00497
Grade (Q) Index	1.19
Adj. Base Rate	57.40
Bldg. Value New	113,193
Year Built	1955
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	90,600

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	1,440	1,440	1,440	57.40	82,656
FBM	Basement, Finished	0	300	105	20.09	6,027
FOP	Porch, Open, Finished	0	72	14	11.16	804
STP	Stoop	0	210	21	5.74	1,205
UBM	Basement, Unfinished	0	996	199	11.47	11,423
UGR	Garage, Unfinished	0	500	150	17.22	8,610
USP	Porch, Screen, Unfinished	0	144	43	17.14	2,468
Ttl. Gross Liv/Lease Area		1,440	3,662	1,972	Bldg Val:	113,193

Property Location: 55 HILLS RD
Vision ID: 1901
MAP ID: 11B/ / 90/ /
Other ID: 11B000090
Bldg #: 1 **Card** 1 **of** 1
Print Date: 01/03/2002 08:05

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ESSELEN, RICHARD W		2 Public Wate		
		3 Public Sewe		
55 HILLS RD				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	77,300	77,300
RESIDNTL	1010	101,900	101,900
		Total 179,200	179,200

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ESSELEN, RICHARD W	3779/ 231	08/20/1991	U		0	
ESSELEN, KATHERINE	1185/ 147	01/01/1954			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2002	1010	77,300	2001	1010	77,300	2000	1010	79,2
2002	1010	101,900	2001	1010	92,900	2000	1010	92,9
		Total: 179,200			*Total:* 170,200			*Total:* 172,1

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assesso

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	99,6
Appraised XF (B) Value (Bldg)	2,3
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	77,3
Special Land Value	
Total Appraised Card Value	179,2
Total Appraised Parcel Value	179,2
Valuation Method:	Cost/Market Valuat
Exemptions	
Net Total Appraised Parcel Value	179,2

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
7/1/93	DC		

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RN20		218		20,000.00	SF	3.60	1.05	0	1.00	CE	1.00		3.78	75,6
1	1010	SINGLE FAM	RN21				21,382.00	SF	0.08	1.05	0	1.00	CE	1.00		0.08	1,7
						Total Card Land Units	0.95	AC	*Parcel Total Land Area:*			0.95 AC				*Total Land Value*	77,3

Property Location: 55 HILLS RD **MAP ID:** 11B/ / 90/ /
Vision ID: 1901 **Other ID:** 11B000090 **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	24		Grade = 120%
Stories	1		1 Story
Occupancy	00		
Exterior Wall 1	14		Wood Shingle
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	02		Oil
Heating Type	04		Forced Air-Duc
AC Type	04		Unit/AC
Bedrooms	02		2 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	5		5 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

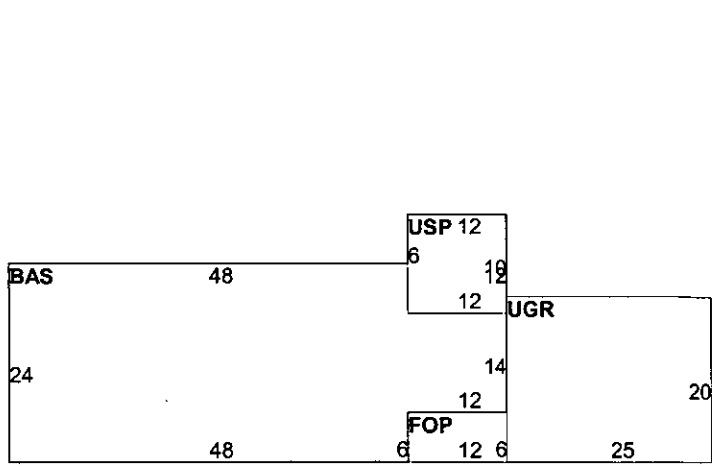
COST/MARKET VALUATION

Unadj. Base Rate	52.80
Size Adj. Factor	1.00497
Grade (Q) Index	1.19
Adj. Base Rate	63.14
Bldg. Value New	124,512
Year Built	1955
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	99,600

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	1,440	1,440	1,440	63.14	90,922
FBM	Basement, Finished	0	300	105	22.10	6,630
FOP	Porch, Open, Finished	0	72	14	12.28	884
STP	Stoop	0	210	21	6.31	1,326
UBM	Basement, Unfinished	0	996	199	12.62	12,565
UGR	Garage, Unfinished	0	500	150	18.94	9,471
USP	Porch, Screen, Unfinished	0	144	43	18.85	2,715

Property Location: 55 HILLS RD
Vision ID: 1901

MAP ID: 11B/ / 90/ /
Other ID: 11B000090

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

Print Date: 03/26/2003 09:21

CURRENT OWNER

ESSELEN, RICHARD W

55 HILLS RD
AMHERST, MA 01002

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

SUPPLEMENTAL DATA

Account # 12281 PRECINCT

Owner Occupi

PHOTO

GIS ID: 11B-90

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	88,500	88,500
RESIDNTL	1010	114,300	114,300
		Total 202,800	202,800

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.
ESSELEN, RICHARD W	3779/ 231	08/20/1991	U		0	
ESSELEN, KATHERINE	1185/ 147	01/01/1954			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2003	1010	88,500	2002	1010	77,300	2001	1010	77,300
2003	1010	114,300	2002	1010	101,900	2001	1010	92,900
	Total:	202,800		*Total:*	179,200		*Total:*	170,200

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)	111,900
Appraised XF (B) Value (Bldg)	2,400
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	88,500
Special Land Value	
Total Appraised Card Value	202,800
Total Appraised Parcel Value	202,800
Valuation Method:	Cost/Market Valuation
Exemptions	0
Net Total Appraised Parcel Value	202,800

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
7/1/1993	DC		

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RN20		218		20,000.00	SF	3.60	1.20	6	1.00	CE	1.00		4.32	86,400
1	1010	SINGLE FAM	RN21				21,382.00	SF	0.08	1.20	0	1.00	CE	1.00		0.10	2,100
			Total Card Land Units				41,382.00	SF	*Parcel Total Land Area:*			41,382 SF				*Total Land Value*	88,500

Property Location: 55 HILLS RD
Vision ID: 1901
MAP ID: 11B/ / 90/ /
Other ID: 11B000090
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	24		Grade = 120%
Stories	1		1 Story
Occupancy	00		
Exterior Wall 1	14		Wood Shingle
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	02		Oil
Heating Type	04		Forced Air-Duc
AC Type	04		Unit/AC
Bedrooms	02		2 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	5		5 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

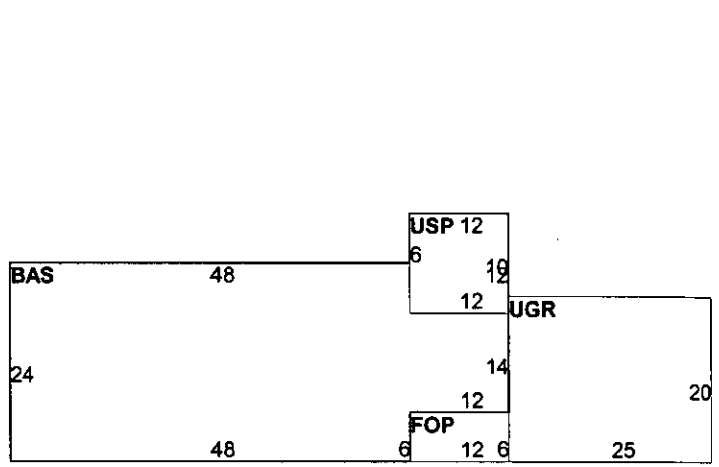
COST/MARKET VALUATION

Unadj. Base Rate	58.00
Size Adj. Factor	1.04047
Grade (Q) Index	1.19
Adj. Base Rate	71.81
Bldg. Value New	141,609
Year Built	1955
Eff. Year Built	(GD)
Nrml Physcl Dep	21
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	79
Deprec. Bldg Value	111,900

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	1981	1	100	2,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,440	1,440	1,440	71.81	103,406
FBM	Basement, Finished	0	300	105	25.13	7,540
FOP	Porch, Open, Finished	0	72	14	13.96	1,005
STP	Stoop	0	210	21	7.18	1,508
UBM	Basement, Unfinished	0	996	199	14.35	14,290
UGR	Garage, Unfinished	0	500	150	21.54	10,772
USP	Porch, Screen, Unfinished	0	144	43	21.44	3,088
Ttl. Gross Liv/Lease Area		1,440	3,662	1,972	Bldg Val:	141,609

MAP 11-B LOT 90 **PROPERTY ASSESSMENT RECORD – TOWN OF AMHERST, MASSACHUSETTS** CARD NO.

55 Hills Road

LAND AREA 152 rds ~~0.93~~ 12281 A 1337

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
ESSELEN, Richard W.	-0-	8/20/91	3779	231
Esselen, (Wm. B.) (& Katherine) Estate		1954	1185	147

ASSESSMENT RECORD 1990 1983

	1963	1964	19 70	19 78	19 80	19 81	19 82	19 84	19 85	19 86
DWELLING	6200									
GARAGE										
3-16-77										
		✓	✓	✓						
TOTAL VALUE BUILDINGS	6200	19630	24930	32600	35800	45700	54400	61300	68,100	79500
TOTAL VALUE LAND	1200	5030	10540	12600	12600	20800	20800	26300	26,300	33000
TOTAL VALUE LAND & BUILDINGS	7400	24660	35470	45200	48400	66500	75200	87600	94,400	112500

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	
HIGH			
LOW			
ROLL			
SWA			
PAV			
SEMI			
DIRT			
SIDE			

MEMORANDA

*Price Topography, Trees, Wetness, Land Sloping & Drive Way.

BUILDING PERMIT RECORD

	EST. COST	PERMIT NO.	DATE
GARAGE/PORCH/STUDY ADDITION	15000	85-121	5/85

	19 87	19 88	19
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS	102400	109100	
TOTAL VALUE LAND	60400	69700	
TOTAL VALUE LAND & BUILDINGS	162800	178800	

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

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
110	164A	30-	105%	32-	
108	215A	30-	112%	34-	3670
Topo.			DEFF -30%		-2160
C.I.					
TOTAL VALUE LAND					5030
TOTAL VALUE BUILDINGS					19630
TOTAL VALUE LAND & BUILDINGS					24660

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
200 A		42			8400
21,387		10			2140
C.I.					
TOTAL VALUE LAND					10540
TOTAL VALUE BUILDINGS					24930
TOTAL VALUE LAND & BUILDINGS					35470

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 7'-	✓

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 2x 8 - 16 oc	✓
TIMBER, BEAMS & COLS	✓
STEEL BEAMS & COLS	✓
WOOD RAFTERS	✓

NO. OF ROOMS

BSMT.	2ND
1ST 5½	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 576
FIN. ATTIC AREA
FIREPLACE 1/1 ✓
MODERN KITCHEN NO

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	1	✓
TOILET ROOM	1	✓
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

Some Finish In Bsmt N.V.

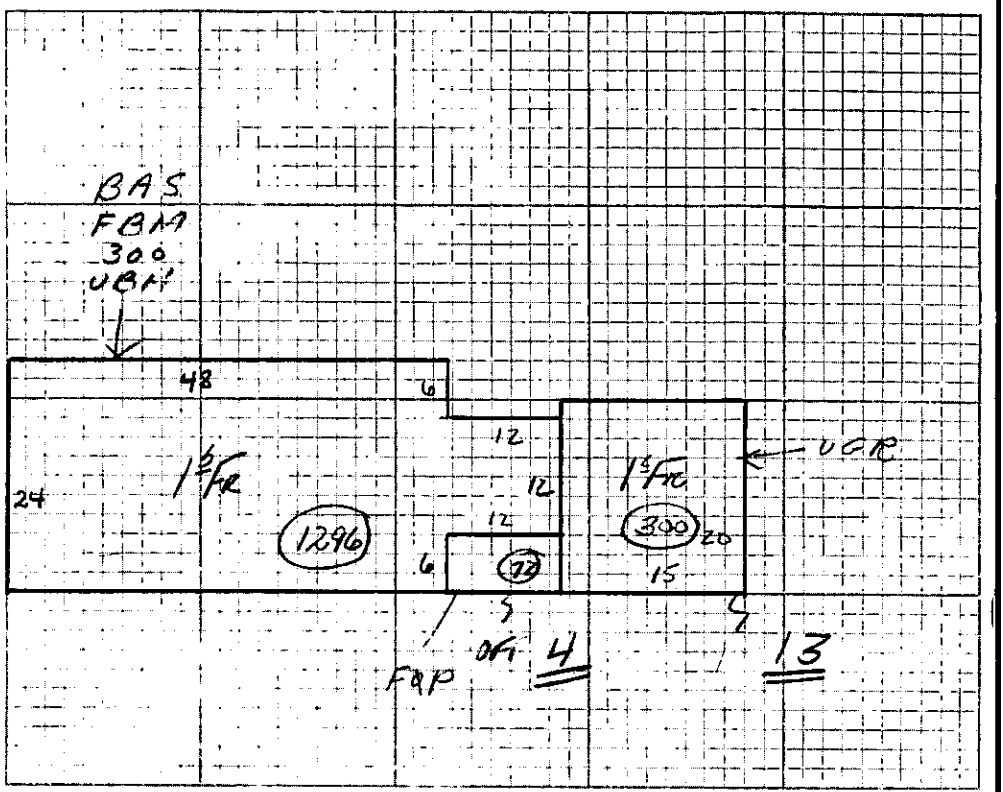
DESIGN

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

COMPUTATIONS

UNIT	AMOUNT
1296 S. F.	17820
ADD. & PCHS.	+ 1700
WALL HT.	
BSMT. AREA	
FINISH	+ 600
ATTIC	
HEATING	
PLUMBING	+ 400
O. F.	
TOTAL	20520
FACTOR	x 135
REPL. VALUE	27700

SKETCH



DESCRIPTION OF OBSOLESCENCE

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

SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VAL.	OBSOL. DEPR.	SOUND VAL.
DWELLING	1½ Fr.	B+10	1955		G.	27700	10		–	24930
GARAGE 1 car	SKETCH									
COMMERCIAL										

DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED	TOTAL VALUE BUILDINGS	24930
11-26-63	JT	JT	PP	PP	90	✓		

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

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
12281	ESSELEN, RICHARD W	11B-000-090	55 HILLS RD	01/20/94	1 OF 1

ACCOUNT	TAX OWNER	ACRES: .95		CITY:	LAST APPRAISED
12281	ESSELEN, RICHARD W	LOTS: 0	EXEMPT: N	NBRHD: CE	BY DC ON 07/01/93
		DEED BP: 3779/231		PLAT BP:	

SALE INFORMATION: DATE: 08/20/91 ** 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	$67,700	$67,700	$89,800	$0	$157,500	$157,500
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 ***	$67,700	$67,700	$89,800	$0	$157,500	$157,500

GENERAL REMARKS: W-O BASEMENT ADDITION 1985

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		21382.00	SF	0.47	100	105	105	0.49	8,600	
3	101	LAND 1 FAMILY	RN22	98.00	98.00	FF	62.60	100	105	105	65.73	5,300	

OUTBUILDINGS & EXTRA FEATURES

NO	TYPE	DESCRIPTION	AREA	U PRICE	RCN	PHYS	VALUE

AMHERST, MA

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	11B/000/090 CARD
12281	ESSELEN, RICHARD W	11B-000-090	55 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	113,505	89,800

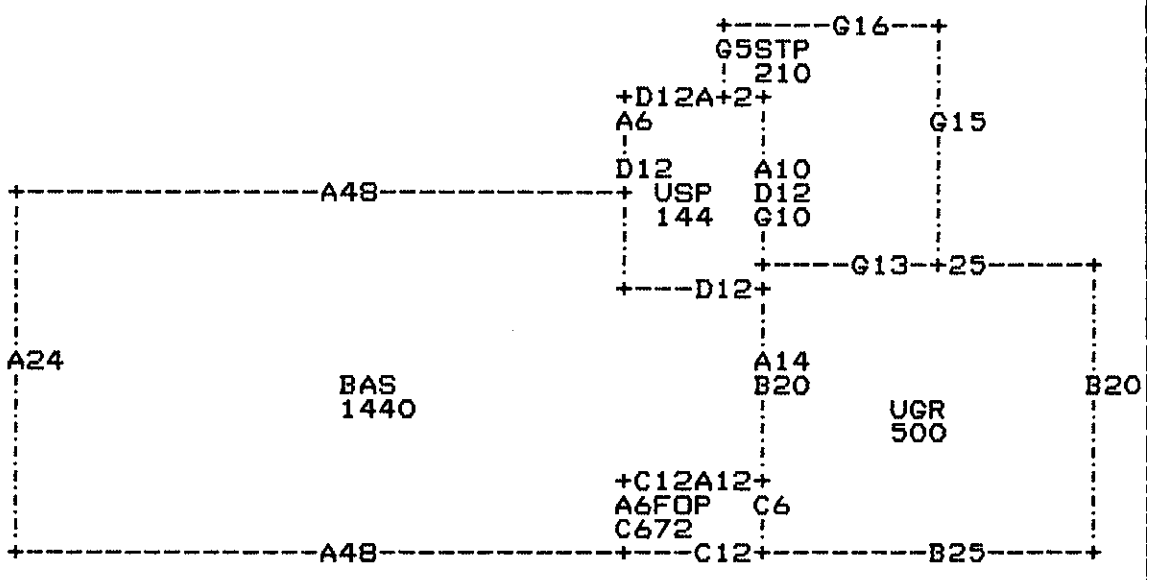
SCALE IS 1:18

CONSTRUCTION DETAIL

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

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

YEAR BUILT	1955
NUMBER STORIES	1.0
PERIMETER MULT	106
QUALITY	AVERAGE
SHAPE/DESIGN	115
WALL HEIGHT	8.0
EFFECT BASE RATE	57.08



SEC	TYPE	GROSS	PCT	EFFECT	RPL COST	BUILDING DIMENSIONS
A	BAS	1440	100	1440	82,190	DU10/DL12/DD6/DL48/DD24/DR48/DU6/DR12/DU14/
B	UGR	500	30	150	8,562	MR25/DD20/DL25/DU20/DR25/
C	FOP	72	20	14	799	MD14/DD6/DL12/DU6/DR12/
D	USP	144	30	43	2,454	MU10/DL12/DD12/DR12/DU12/
E	FBM	300	35	105	5,993	
F	UBM	996	20	199	11,358	
G	STP	210	10	21	1,199	DU10/DL3/DU5/DR16/DD15/DL13/
SUBTL		3662		1972	112,555	
FIREPLACE		1 FLUES,	1 OPENS		950	
GRAND TOTAL					113,505	

Property Location: 55 HILLS RD | MAP ID: 11B/ / 90/ / | Bldg Name: | State Use: 1010

Vision ID: 1901 | Account #12281 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/13/2006 11:07

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ESSELEN, JANINA M (LIFE ESTATE)		2 Public Water		
C/O ESSELEN, RICHARD W		3 Public Sewer		
55 HILLS RD				
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	11B000090	Precinct	
Calc Frontag	216.1	Units	
Owner Occupi	YES		
APR PARCELS			

GIS ID: 11B-90 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	142,000	142,000
RES LAND	1010	151,100	151,100
	Total	293,100	293,100

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ESSELEN, JANINA M (LIFE ESTATE)	3779/ 231	08/20/1991	U		0	
ESSELEN, KATHERINE	1185/ 147	01/01/1954			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2007	1010	142,000	2006	1010	142,000	2005	1010	131,000
2007	1010	151,100	2006	1010	151,100	2005	1010	115,700
	Total:	293,100		Total:	293,100		Total:	246,700

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)	139,800
Appraised XF (B) Value (Bldg)	2,200
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	151,100
Special Land Value	0
Total Appraised Parcel Value	293,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	293,100

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

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/20/2005			SS	15	DRIVE BY FIELD REVI
7/1/1993			DC		

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM MDL-01	RN20		218		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				21,382	SF	0.18	1.00	0	1.0000	1.00	CE	1.15			0.21	4,500

Total Card Land Units: 0.95 AC | Parcel Total Land Area: 0.95 AC | Total Land Value: 151,100

Property Location: 55 HILLS RD **MAP ID:** 11B/ / 90/ / **Bldg Name:** **State Use:** 1010

Vision ID: 1901 **Account #** 12281 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/13/2006 11:07

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	01		Ranch
Model	01		Residential
Grade	24		Grade = 120%
Stories	1		1 Story
Occupancy			
Exterior Wall 1	14		Wood Shingle
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			
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	04		Unit/AC
Total Bedrooms	02		2 Bedrooms
Total Bthrms	1		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	5		5 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
Foundation			

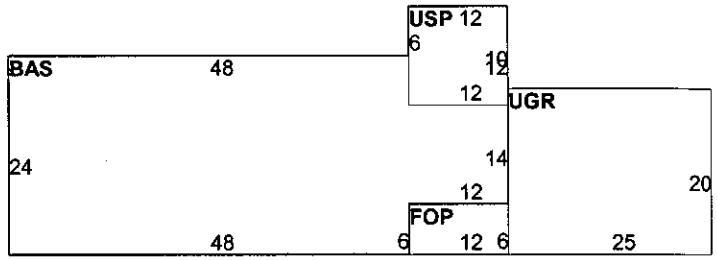
MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	98.47
Section. RCN:	194,187
Net Other Adj:	0.00
Replace Cost	194,187
AYB	1955
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	28
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	72
Apprais Val	139,800
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

FBM[300]
STP[210]
UBM[996]



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	1977		1		100	2,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,440	1,440	1,440	98.47	141,800
FBM	Basement, Finished	0	300	105	34.47	10,340
FOP	Porch, Open, Finished	0	72	14	19.15	1,379
STP	Stoop	0	210	21	9.85	2,068
UBM	Basement, Unfinished	0	996	199	19.67	19,596
UGR	Garage, Unfinished	0	500	150	29.54	14,771
USP	Porch, Screen, Unfinished	0	144	43	29.40	4,234
	Ttl. Gross Liv/Lease Area:	1,440	3,662	1,972		194,187

No Photo On Record

PROP. LOC.: 55 HILLS RD **MAP I.D.:** 11B/ / 90/ /

Other i.d.: 11B000090 Bldg. 1 Card 1 of 1 Print Date: 12/23/98

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
ESSELEN, RICHARD W 55 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	69,300	69,300
RESIDNTL	1010	85,400	85,400
Total		154,700	154,700

601
AMHERST, MA

MMC

RECORD OF OWNERSHIP

	BK-VOL/PAGE	MO/DY/YR			SALE PRICE	V.C.
ESSELEN, RICHARD W	3779/231	08/20/91	U		0	
ESSELEN, KATHERINE	1185/147	01/01/54			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1010	69,300	98	1010	69,300	97	1010	69,300
99	1010	85,400	98	1010	85,400	97	1010	85,400
	Total	154,700		Total	154,700		Total	154,700

EXEMPTIONS

Year	Type/Description	Code	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

THIS SIGNATURE ACKNOWLEDGES A VISIT BY A DATA COLLECTOR OR ASSESSOR

X

COMPARABLE

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	83,000
Appraised X.F.(B) Value (Bldg)	2,400
Appraised O.B.(L) Value (Bldg)	0
Appraised Land Value (Bldg)	69,300
Special Land Value	0
Total Appraised Card Value	154,700
Total Appraised Parcel Value	154,700
Exemption(s)	
Net Total Appraised Parcel Value	154,700

BUILDING PERMIT RECORD

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

VISIT/CHANGE HISTORY

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

LAND LINE DATA AND VALUATION SECTION

B#	UsCd	Description	Zone	D	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				21,382.00	SF	0.08	1.05	0	1.00	CE	.88		0.07	1,500
1	1010	SINGLE FAM	RN22		98		98.00	FF	18.00	1.05	0	1.00	CE	.88		16.56	1,600
		Total Land Units					41,382.00	SF								Total	69,300

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	01		Ranch
Model	01		Residential
Grade	24		Grade = 120%
Stories	1		1 Story
Occupancy	00		
Exter. Wall 1	14		Wood Shingle
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	02		Oil
Type	04		Forced Air-Duc
Air/Cn Type	04		Unit/AC
Bedrooms	02		2 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	5		5 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data/Elements

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

Condo./Coop. Data

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

COST/MARKET VALUATION

Unadj Base Rate	44.00	
Size Adj Factor	1.0050	
Grade(Q) Index	1.19	
Adj Base Rate	52.62	
Bldg Value New		103,767
Year Built	1955	
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		83,000

NOTES

W-O BASEMENT ADDITION
1985

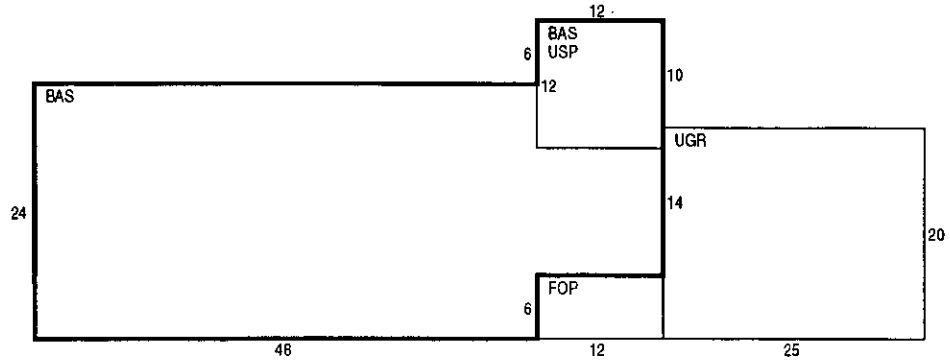
OB-OUTBUILDINGS & YARD ITEMS (L)

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	1,440	1,440	52.62	75,773
FBM	Basement, Finished	300	105	18.42	5,525
FOP	Porch, Open, Finis	72	14	10.23	737
STP	Stoop	210	21	5.26	1,105
UBM	Basement, Unfinish	996	199	10.51	10,471
UGR	Garage, Unfinished	500	150	15.79	7,893
USP	Porch, Screen, Unf	144	43	15.71	2,263
Ttl. Gross Liv/Lease Area			1,972	Bldg Value	103,767

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
(Sketch) Traverse Code				Total XF Value				2,400

FBM[300],BAS[U10,L12,D6,L48,D24,R48,U6,R12,U14],STP[210],PTR[D14],
FOP[D6,L12,U6,R12],PTR[U14],PTR[R25],UGR[D20,L25,U20,R25],PTR[L25],
UBM[996],PTR[U10],USP[L12,D12,R12,U12],PTR[D10]