11B/000/140

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
10960	CARPENTER, CLIFFORD D & SIMON,	11B-000-140	5 WILDWOOD LN	01/20/94	1 OF 1

ACCOUNT	TAX OWNER	ACRES: .55		CITY:	LAST APPRAISED
10960	CARPENTER, CLIFFORD D & SIMON,	LOTS: 0	EXEMPT: N	NBRHD: CE	BY ERB ON 04/23/93
		DEED BP: 3221/161		PLAT BP:	

SALE INFORMATION: DATE: 07/27/88 PRICE 215000

VALUE SUMMARY

	LAND MKT	LAND USE	BUILDING	OUTBLDG	TOTAL MKT	TOTAL USE
MULTIPLE USE	$0	$0	$0	$0	$0	$0
RESIDENTIAL	$59,500	$59,500	$143,600	$0	$203,100	$203,100
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 ***	$59,500	$59,500	$143,600	$0	$203,100	$203,100

LOT 17 NO BASEMENT FUNCTIONAL DEPR
ADDITION 1983, 1986
ZBA 93-38 CREATE SUPPL APT
93B/365 CONSTRUCT SUPPLEMENTAL APARTMENT

LAND

NO	TYPE	DESCRIPTION	ZONE	FRONTAGE	NO UNITS	TYP	UNIT PRICE	COND	ADJ PCT	TOT PCT	ADJ UN PRICE	MKT VALUE	USE VALUE
1	104	TWO FAMILY	RN20		20000.00	SF	3.13	100	105	105	3.29	57,800	
2	104	TWO FAMILY	RN21		4000.00	SF	0.47	100	105	105	0.49	1,700	

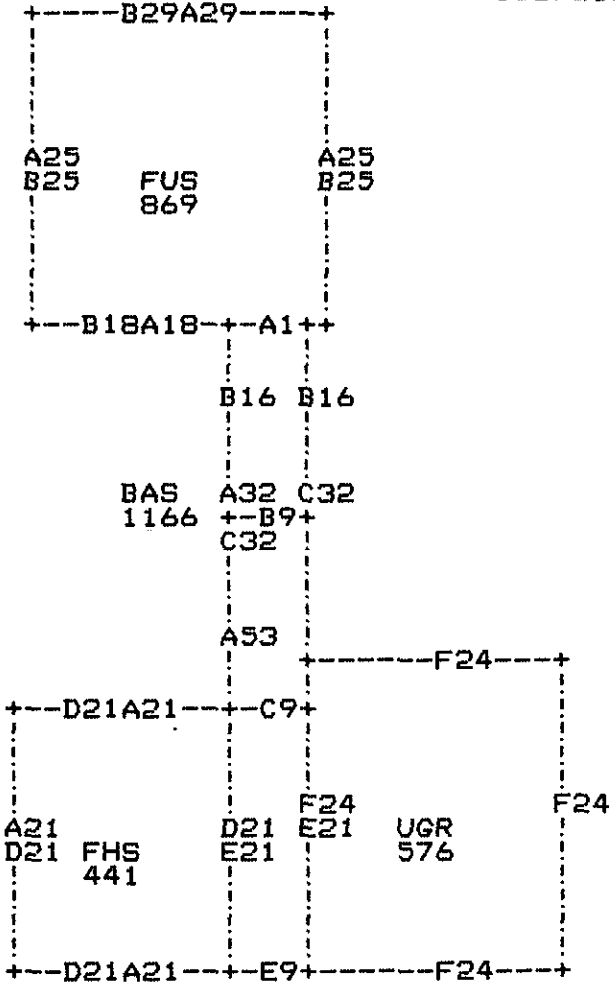
OUTBUILDINGS & EXTRA FEATURES

NO	TYPE	DESCRIPTION	AREA	U PRICE	RCN	PHYS	VALUE

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	11B/000/140 CARD
10960	CARPENTER, CLIFFORD D & SIMON,	11B-000-140	5 WILDWOOD LN	01/20/94	2 OF 1

MODEL	BULDING STYLE	BUILDING USE	BASE	EC	FN	PH	PCT	RCN	DEPR VALUE
SFR	07-MODERN	104-DWG 2 FAMILY	00.00			5	100	156,853	143,600

SCALE IS 1:22



- - - - - - 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	ELECTRIC RADIANT
STRUCTURAL FRAME	WOOD
FLOOR COVER 1	PINE/SOFTWOOD
FLOOR COVER 2	
CEILING/INSUL	

	---BAS---	---FUS---	--OTHER--
BEDROOMS	4	0	0
FULL BATHS	2	0	0
HALF BATHS	1	0	0
EXTRA FIXTURES	0	0	0

YEAR BUILT	1980
NUMBER STORIES	1.5
PERIMETER MULT	106
QUALITY	AVERAGE
SHAPE/DESIGN	130
WALL HEIGHT	8.0
EFFECT BASE RATE	64.52

SEC	TYPE	GROSS	PCT	EFFECT	RPL COST	BUILDING DIMENSIONS
A	BAS	1166	100	1166	75,232	DL29/DD25/DR18/DD32/DL21/DD21/DR21/DU53/DR11/DU25/
B	FUS	869	90	782	50,456	DL29/DD25/DR18/DD16/DR9/DU16/DR2/DU25/
C	FOP	288	20	58	3,743	MD25/ML2/DD32/DL9/DU32/DR9/
D	FHS	441	55	243	15,679	MD57/ML11/DL21/DD21/DR21/DU21/
E	PTO	189	5	9	581	MD57/ML2/DL9/DD21/DR9/DU21/
F	UGR	576	30	173	11,162	MD53/ML2/DD24/DR24/DU24/DL24/
SUBTL		3529		2431	156,853	
FIREPLACE					0	
GRAND TOTAL					156,853	

Property Location: 5 WILDWOOD LN | *MAP ID:* 11B/ / 140/ / | *Bldg Name:* | *State Use:* 1040

Vision ID: 970 | *Account #* 10960 | *Bldg #:* 1 of 1 | *Sec #:* 1 of 1 | *Card* 1 of 1 | *Print Date:* 01/17/2006 09:40

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
EDWARDS, LEE R		2 Public Water		
5 WILDWOOD LN		3 Public Sewer		
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	11B000140	Precinct	
Calc Frontag	121.9	School	
Owner Occupi			

GIS ID: 11B-140 *ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1040	268,600	268,600
RES LAND	1040	131,200	131,200
		Total	399,800	399,800

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
EDWARDS, LEE R	8414/ 17	08/29/2005	Q	I	500,000	00
GILBERT, MICHAEL A & ROCHE, BARBARA	5951/ 306	06/01/2000	Q	I	306,000	00
CARPENTER, CLIFFORD D & SIMON, ANNE	3221/ 161	07/28/1988	Q	I	215,000	00
KIRLEY, SHIRLY J	2044/ 33	08/04/1978			52,900	
GARDNER, EVA D	1569/ 278	03/01/1970			0	
GARDNER, EVA D	1089/ 120	01/01/1951			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	1040	268,600	2005	1040	240,000	2004	1040	230,100
2006	1040	131,200	2005	1040	99,800	2004	1040	84,000
		Total: 399,800			*Total:* 339,800			*Total:* 314,100

EXEMPTIONS

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

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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ASSESSING NEIGHBORHOOD

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

NOTES

ADDED SFB CHG'S FUS TO
FHS # OF BEDRM 4 TO 3

FUNCTIONAL DEPR
ADDITION 1983, 1986
ZBA 93-38 CREATE APT
93B/365 CONSTRUCT APT
FY01 CHG'D GR 130 TO 150%

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	268,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	131,200
Special Land Value	0
Total Appraised Parcel Value	399,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	399,800

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD05-404	11/24/2004	RE	Remodel	25,000		0		RE-ROOF, REPL WINI
BLD02-473	02/28/2002	RE	Remodel	7,267		0		RE-ROOF
PLM01-64	09/25/2000	PL	Plumbing	0		0		WASH MACH CON
93B-365	03/31/1993			28,000		0		
93B-282	12/29/1992			600		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/20/2005			SS	15	DRIVE BY FIELD REVI
11/6/2000			LT	45	Sales Reinspection d
4/23/1993			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	1040	TWO FAMILY MDL-0	RN20				20,000	SF	5.40	1.05	4	1.0000	1.00	CE	1.15	LOT 17		6.52	130,400
1	1040	TWO FAMILY MDL-0	RN21				4,000	SF	0.18	1.00	0	1.0000	1.00	CE	1.15			0.21	800

Total Card Land Units: 24,000 SF | Parcel Total Land Area: 24,000 SF | Total Land Value: 131,200

Property Location: 5 WILDWOOD LN | **MAP ID:** 11B/ / 140/ / | **Bldg Name:** | **State Use:** 1040

Vision ID: 970 | **Account #** 10960 | **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 | **Print Date:** 01/17/2006 09:40

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	11		Family Conver.
Model	01		Residential
Grade	30		Grade = 150%
Stories	1.5		1 1/2 Stories
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	09		Pine/Soft Wood
Interior Flr 2	11		Ceram Clay Til
Heat Fuel	05		Solar Assisted
Heat Type	07		Electr Basebrd
AC Type	01		None
Total Bedrooms	03		3 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
1040	TWO FAMILY MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	116.49
Section. RCN:	298,447
Net Other Adj:	0.00
Replace Cost	298,447
AYB	1980
EYB	1995
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	10
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Status	
% Complete	
Overall % Cond	90
Apprais Val	268,600
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

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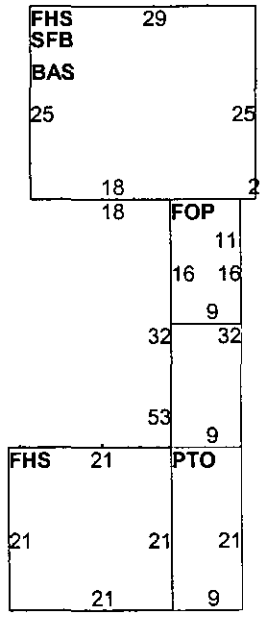

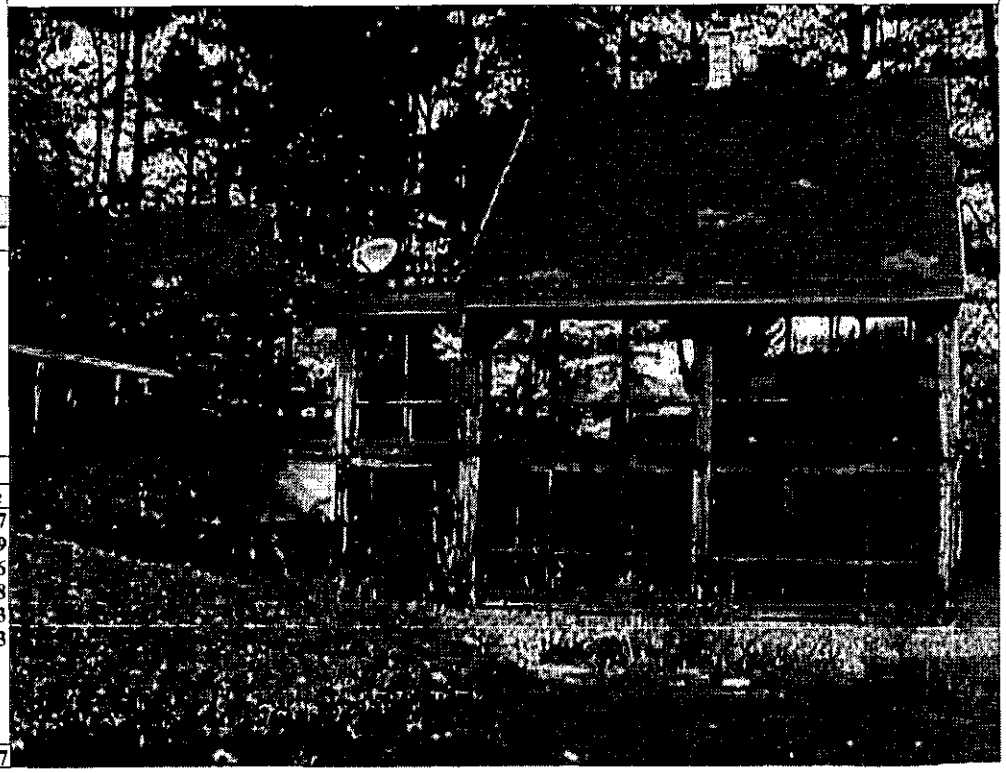

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value
BAS	First Floor	1,166	1,166	1,166	116.49	135,827
FHS	Half Story, Finished	721	1,310	721	64.11	83,989
FOP	Porch, Open, Finished	0	288	58	23.46	6,756
PTO	Patio	0	189	9	5.55	1,048
SFB	Base, Semi-Finished	0	869	435	58.31	50,673
UGR	Garage, Unfinished	0	576	173	34.99	20,153
	Ttl. Gross Liv/Lease Area:	1,887	4,398	2,562		298,447

Property Location: 5 WILDWOOD LN **MAP ID:** 11B/ / 140/ / **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12:32

Vision ID: 970 **Other ID:** 11B000140

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
GILBERT, MICHAEL A & ROCHE, BARBARA		2 Public Wate		
		3 Public Sewe		
5 WILDWOOD LN				
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Account # 10960 PRECINCT

Owner Occupi

PHOTO

GIS ID: 11B-140

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1040	84,000	84,000
RESIDNTL	1040	230,100	230,100
	Total	314,100	314,100

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
GILBERT, MICHAEL A & ROCHE, BARBARA	5951/ 306	06/01/2000	Q	I	306,000	00
CARPENTER, CLIFFORD D & SIMON, ANNE	3221/ 161	07/28/1988	Q	I	215,000	00
KIRLEY, SHIRLY J	2044/ 33	08/04/1978			52,900	
GARDNER, EVA D	1569/ 278	03/01/1970			0	
GARDNER, EVA D	1089/ 120	01/01/1951			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2004	1040	84,000	2003	1040	79,600	2002	1040	72,300
2004	1040	230,100	2003	1040	230,100	2002	1040	203,700
	Total:	314,100		*Total:*	309,700		*Total:*	276,000

EXEMPTIONS

Year	Type/Description	Amount
1998	PP PERS PROP	10,000
	Total:	10,000

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	230,100
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	84,000
Special Land Value	
Total Appraised Card Value	314,100
Total Appraised Parcel Value	314,100
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	314,100

NOTES

ADDED SFB CHG'S FUS TO

FUNCTIONAL DEPR

FHS # OF BEDRM 4 TO 3

ADDITION 1983, 1986

ZBA 93-38 CREATE APT

93B/365 CONSTRUCT APT

FY01 CHG'D GR 130 TO 150%

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.
BLD02-473	2/28/2002	RE	Remodel	7,267			
PLM01-64	9/25/2000	PL	Plumbing	0			
93B-365	3/31/1993			28,000		0	
93B-282	12/29/1992			600		0	

VISIT/CHANGE HISTORY

Comments	Date	ID	Cd.	Purpose/Result
RE-ROOF	11/6/2000	LT	45	Sales Reinspection
WASH MACH CON	4/23/1993	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	1040	TWO FAMILY	RN20				20,000.00	SF	3.60	1.10	4	1.00	CE	1.05	LOT 17	4.18	83,600
1	1040	TWO FAMILY	RN21				4,000.00	SF	0.08	1.10	0	1.00	CE	1.05		0.09	400
						Total Card Land Units	0.55	AC	*Parcel Total Land Area:*			0.55 AC				*Total Land Value*	84,000

Property Location: 5 WILDWOOD LN
Vision ID: 970

MAP ID: 11B/ / 140/ /
Other ID: 11B000140

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	11		Family Conver.
Model	01		Residential
Grade	30		Grade = 150%
Stories	1.5		1 1/2 Stories
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	09		Pine/Soft Wood
2	11		Ceram Clay Til
Heating Fuel	05		Solar Assisted
Heating Type	07		Electr Basebrd
AC Type	01		None
Bedrooms	03		3 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			

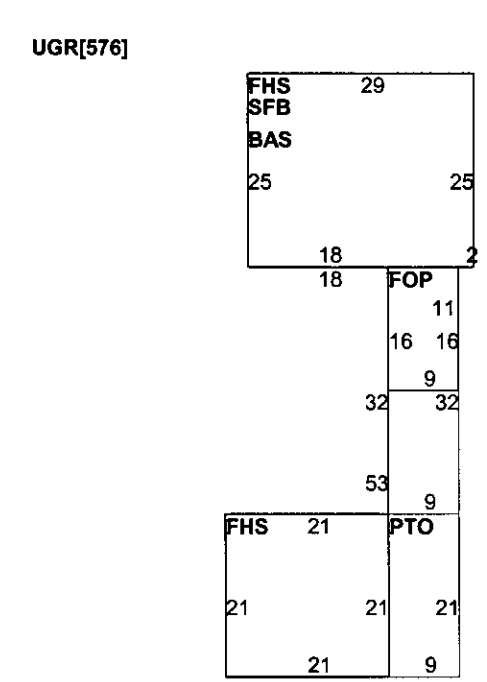
COST/MARKET VALUATION

Unadj. Base Rate	70.00
Size Adj. Factor	0.95055
Grade (Q) Index	1.50
Adj. Base Rate	99.81
Bldg. Value New	255,713
Year Built	1980
Eff. Year Built	(GD)
Nrml Physcl Dep	10
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	90
Deprec. Bldg Value	230,100

MIXED USE

Code	Description	Percentage
1040	TWO FAMILY	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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,166	1,166	1,166	99.81	116,378
FHS	Half Story, Finished	721	1,310	721	54.93	71,963
FOP	Porch, Open, Finished	0	288	58	20.10	5,789
PTO	Patio	0	189	9	4.75	898
SFB	Base, Semi-Finished	0	869	435	49.96	43,417
UGR	Garage, Unfinished	0	576	173	29.98	17,267
Ttl. Gross Liv/Lease Area		1,887	4,398	2,562	Bldg Val:	255,713

Property Location: 5 WILDWOOD LN **MAP ID:** 11B/ / 140/ /
Vision ID: 970 **Other ID:** 11B000140 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/30/2004 11:50

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
GILBERT, MICHAEL A & ROCHE, BARBARA		2 Public Wate		
		3 Public Sewe		
5 WILDWOOD LN				
AMHERST, MA 01002				

Additional Owners:

SUPPLEMENTAL DATA

Account #
Precinct
School
Owner Occupi

GIS ID: 11B-140

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1040	99,800	99,800
RESIDNTL	1040	240,000	240,000
		Total	339,800	339,800

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
GILBERT, MICHAEL A & ROCHE, BARBARA	5951/ 306	06/01/2000	Q	I	306,000	00
CARPENTER, CLIFFORD D & SIMON, ANNE	3221/ 161	07/28/1988	Q	I	215,000	00
KIRLEY, SHIRLY J	2044/ 33	08/04/1978			52,900	
GARDNER, EVA D	1569/ 278	03/01/1970			0	
GARDNER, EVA D	1089/ 120	01/01/1951			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2005	1040	99,800	2004	1040	84,000	2003	1040	79,600
2005	1040	240,000	2004	1040	230,100	2003	1040	230,100
		Total: 339,800			Total: 314,100			Total: 309,700

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	240,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	99,800
Special Land Value	
Total Appraised Card Value	339,800
Total Appraised Parcel Value	339,800
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	339,800

NOTES

ADDED SFB CHG'S FUS TO
FHS # OF BEDRM 4 TO 3

FUNCTIONAL DEPR
ADDITION 1983, 1986
ZBA 93-38 CREATE APT
93B/365 CONSTRUCT APT
FY01 CHG'D GR 130 TO 150%

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD02-473	2/28/2002	RE	Remodel	7,267				RE-ROOF
PLM01-64	9/25/2000	PL	Plumbing	0				WASH MACH CON
93B-365	3/31/1993			28,000		0		
93B-282	12/29/1992			600		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
11/6/2000	LT	45	Sales Reinspection
4/23/1993	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	1040	TWO FAMILY	RN20				20,000.00	SF	4.50	1.05	4	1.00	CE	1.05	LOT 17	4.95	99,000
1	1040	TWO FAMILY	RN21				4,000.00	SF	0.18	1.00	0	1.00	CE	1.05		0.19	800
						Total Card Land Units	24,000.00	SF	Parcel Total Land Area:			24,000 SF				Total Land Value	99,800

Property Location: 5 WILDWOOD LN
Vision ID: 970

MAP ID: 11B/ / 140/ /
Other ID: 11B000140

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	11		Family Conver.
Model	01		Residential
Grade	30		Grade = 150%
Stories	1.5		1 1/2 Stories
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	09		Pine/Soft Wood
2	11		Ceram Clay Til
Heating Fuel	05		Solar Assisted
Heating Type	07		Electr Basebrd
AC Type	01		None
Bedrooms	03		3 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			

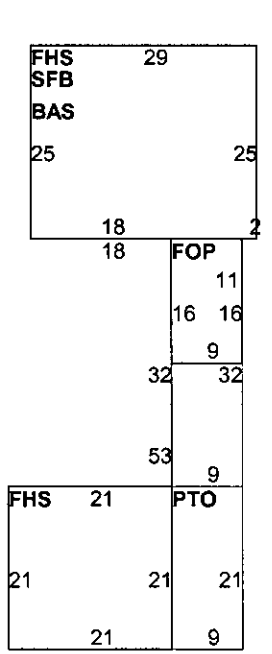
COST/MARKET VALUATION

Unadj. Base Rate	73.00
Size Adj. Factor	0.95055
Grade (Q) Index	1.50
Adj. Base Rate	104.09
Bldg. Value New	266,679
Year Built	1980
Eff. Year Built	(GD) 1993
Nrml Physcl Dep	10
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	90
Deprec. Bldg Value	240,000

MIXED USE

Code	Description	Percentage
1040	TWO FAMILY	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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,166	1,166	1,166	104.09	121,369
FHS	Half Story, Finished	721	1,310	721	57.29	75,049
FOP	Porch, Open, Finished	0	288	58	20.96	6,037
PTO	Patio	0	189	9	4.96	937
SFB	Base, Semi-Finished	0	869	435	52.10	45,279
UGR	Garage, Unfinished	0	576	173	31.26	18,008
Ttl. Gross Liv/Lease Area		1,887	4,398	2,562	Bldg Val:	266,679

Property Location: 5 WILDWOOD LN **MAP ID:** 11B/ / 140/ /
Vision ID: 970 **Other ID:** 11B000140 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/01/2000

CURRENT OWNER

CARPENTER, CLIFFORD D & SIMON, ANNE
C/O GILBERT, MICHAEL A & ROCHE, BARBARA
5 WILDWOOD LN
AMHERST, MA 01002

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

SUPPLEMENTAL DATA

Account # PRECINCT

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1040	72,300	72,300
RESIDNTL	1040	185,200	185,200
	Total	257,500	257,500

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
GILBERT, MICHAEL A & ROCHE, BARBARA	5951/ 306	06/01/2000	Q	I	306,000	00
CARPENTER, CLIFFORD D & SIMON, ANNE	3221/ 161	07/28/1988	Q	I	215,000	00
KIRLEY, SHIRLY J	2044/ 33	08/04/1978			52,900	
GARDNER, EVA D	1569/ 278	03/01/1970			0	
GARDNER, EVA D	1089/ 120	01/01/1951			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2001	1040	72,300	2000	1040	72,300	1999	1040	66,500
2001	1040	185,200	2000	1040	150,000	1999	1040	142,200
	Total:	257,500		Total:	222,300		Total:	208,700

EXEMPTIONS

Year	Type/Description	Amount
1998	PP PERS PROP	0
	Total:	0

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	185,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	72,300
Special Land Value	
Total Appraised Card Value	257,500
Total Appraised Parcel Value	257,500
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	257,500

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.
PLM01-64	9/25/00	PL	Plumbing	0			
93B-365	3/31/93			28,000		0	
93B-282	12/29/92			600		0	

VISIT/CHANGE HISTORY

Comments	Date	ID	Cd.	Purpose/Result
WASH MACH CON	11/6/00	LT	45	Sales Reinspection d
	4/23/93	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	1040	TWO FAMILY	RN20				20,000.00	SF	3.60	1.00	0	1.00	CE	1.00	LOT 17	3.60	72,000
1	1040	TWO FAMILY	RN21				4,000.00	SF	0.08	1.00	0	1.00	CE	1.00		0.08	300
			Total Card Land Units				24,000.00	SF	Parcel Total Land Area:			24,000 SF				Total Land Value	72,300

Property Location: 5 WILDWOOD LN
Vision ID: 970
MAP ID: 11B/ / 140/ /
Other ID: 11B000140
Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 12/01/2000

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	15		Contemporary
Model	01		Residential
Grade	30		Grade = 150%
Stories	1.5		1 1/2 Stories
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	09		Pine/Soft Wood
2	11		Ceram Clay Til
Heating Fuel	05		Solar Assisted
Heating Type	07		Electr Basebrd
AC Type	01		None
Bedrooms	03		3 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			

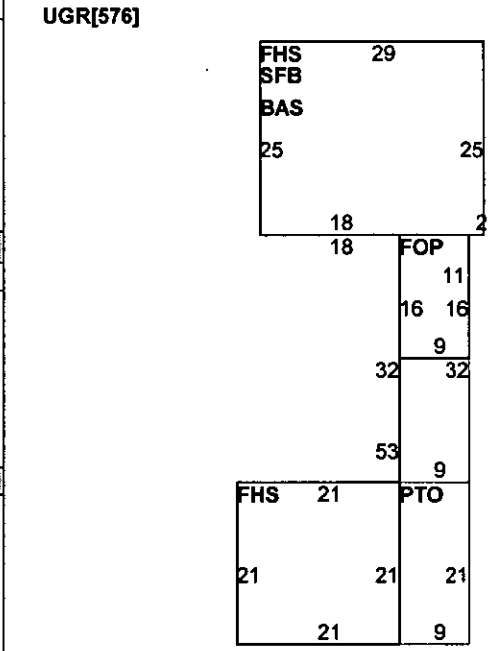
COST/MARKET VALUATION

Unadj. Base Rate	60.00
Size Adj. Factor	0.92322
Grade (Q) Index	1.50
Adj. Base Rate	83.09
Bldg. Value New	212,877
Year Built	1980
Eff. Year Built	
Nrml Physcl Dep	13
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	87
Deprec. Bldg Value	185,200

MIXED USE

Code	Description	Percentage
1040	TWO FAMILY	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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,166	1,166	1,166	83.09	96,883
FHS	Half Story, Finished	721	1,310	721	45.73	59,908
FOP	Porch, Open, Finished	0	288	58	16.73	4,819
PTO	Patio	0	189	9	3.96	748
SFB	Base, Semi-Finished	0	869	435	41.59	36,144
UGR	Garage, Unfinished	0	576	173	24.96	14,375
Ttl. Gross Liv/Lease Area		1,887	4,398	2,562	Bldg Val:	212,877

Property Location: 5 WILDWOOD LN **MAP ID:** 11B/ / 140/ /
Vision ID: 970 **Other ID:** 11B000140 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 01/03/2002 08:07

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
GILBERT, MICHAEL A & ROCHE, BARBARA		2 Public Wate		
5 WILDWOOD LN		3 Public Sewe		
AMHERST, MA 01002				

Additional Owners:

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1040	72,300	72,300
RESIDNTL	1040	203,700	203,700
		Total	276,000	276,000

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
GILBERT, MICHAEL A & ROCHE, BARBARA	5951/ 306	06/01/2000	Q	I	306,000	00
CARPENTER, CLIFFORD D & SIMON, ANNE	3221/ 161	07/28/1988	Q	I	215,000	00
KIRLEY, SHIRLY J	2044/ 33	08/04/1978			52,900	
GARDNER, EVA D	1569/ 278	03/01/1970			0	
GARDNER, EVA D	1089/ 120	01/01/1951			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2002	1040	72,300	2001	1040	72,300	2000	1040	72,3
2002	1040	203,700	2001	1040	185,200	2000	1040	150,0
		Total: 276,000			Total: 257,500			Total: 222,3

EXEMPTIONS

Year	Type/Description	Amount
1998	PP PERS PROP	0
	Total:	0

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	203,7
Appraised XF (B) Value (Bldg)	
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	72,3
Special Land Value	
Total Appraised Card Value	276,0
Total Appraised Parcel Value	276,0
Valuation Method:	Cost/Market Valuat
Exemptions	
Net Total Appraised Parcel Value	276,0

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
PLM01-64	9/25/00	PL	Plumbing	0				WASH MACH CON
93B-365	3/31/93			28,000		0		
93B-282	12/29/92			600		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
11/6/00	LT	45	Sales Reinspectio
4/23/93	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	1040	TWO FAMILY	RN20				20,000.00	SF	3.60	1.00	0	1.00	CE	1.00	LOT 17	3.60	72,0
1	1040	TWO FAMILY	RN21				4,000.00	SF	0.08	1.00	0	1.00	CE	1.00		0.08	3
						Total Card Land Units	0.55	AC	Parcel Total Land Area:			0.55 AC				Total Land Value	72,3

Property Location: 5 WILDWOOD LN **MAP ID:** 11B/ / 140/ /
Vision ID: 970 **Other ID:** 11B000140 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 01/03/2002 08

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	15		Contemporary
Model	01		Residential
Grade	30		Grade = 150%
Stories	1.5		1 1/2 Stories
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	09		Pine/Soft Wood
2	11		Ceram Clay Til
Heating Fuel	05		Solar Assisted
Heating Type	07		Electr Basebrd
AC Type	01		None
Bedrooms	03		3 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			

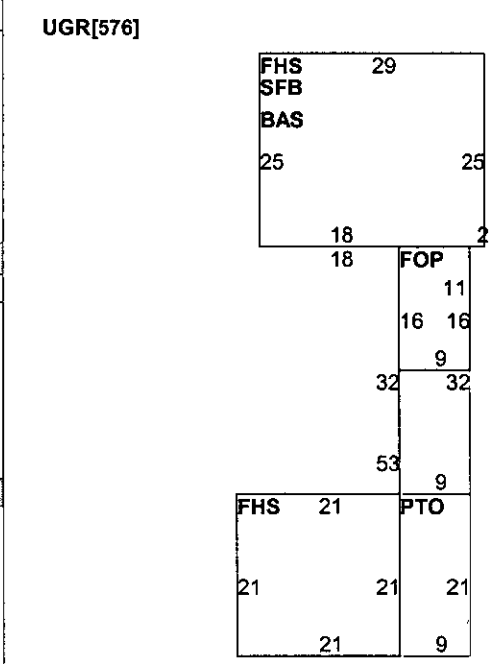
COST/MARKET VALUATION

Unadj. Base Rate	66.00
Size Adj. Factor	0.92322
Grade (Q) Index	1.50
Adj. Base Rate	91.40
Bldg. Value New	234,167
Year Built	1980
Eff. Year Built	
Nrml Physcl Dep	13
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	87
Deprec. Bldg Value	203,700

MIXED USE

Code	Descrintion	Percentage
1040	TWO FAMILY	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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,166	1,166	1,166	91.40	106,572
FHS	Half Story, Finished	721	1,310	721	50.30	65,899
FOP	Porch, Open, Finished	0	288	58	18.41	5,301
PTO	Patio	0	189	9	4.35	823
SFB	Base, Semi-Finished	0	869	435	45.75	39,759
UGR	Garage, Unfinished	0	576	173	27.45	15,812

Property Location: 5 WILDWOOD LN **MAP ID:** 11B/ / 140/ /
Vision ID: 970 **Other ID:** 11B000140 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 03/26/2003 09:23

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
GILBERT, MICHAEL A & ROCHE, BARBARA		2 Public Wate		
		3 Public Sewe		
5 WILDWOOD LN				
AMHERST, MA 01002				

Additional Owners:

SUPPLEMENTAL DATA

Account # 10960 PRECINCT

Owner Occupi

PHOTO

GIS ID: 11B-140

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1040	79,600	79,600
RESIDNTL	1040	230,100	230,100
		Total 309,700	309,700

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
GILBERT, MICHAEL A & ROCHE, BARBARA	5951/ 306	06/01/2000	Q	I	306,000	00
CARPENTER, CLIFFORD D & SIMON, ANNE	3221/ 161	07/28/1988	Q	I	215,000	00
KIRLEY, SHIRLY J	2044/ 33	08/04/1978			52,900	
GARDNER, EVA D	1569/ 278	03/01/1970			0	
GARDNER, EVA D	1089/ 120	01/01/1951			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2003	1040	79,600	2002	1040	72,300	2001	1040	72,300
2003	1040	230,100	2002	1040	203,700	2001	1040	185,200
	Total:	309,700		*Total:*	276,000		*Total:*	257,500

EXEMPTIONS

Year	Type/Description		Amount
1998	PP	PERS PROP	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)	230,100
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	79,600
Special Land Value	
Total Appraised Card Value	309,700
Total Appraised Parcel Value	309,700
Valuation Method:	Cost/Market Valuation
Exemptions	0
Net Total Appraised Parcel Value	309,700

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD02-473	2/28/2002	RE	Remodel	7,267				RE-ROOF
PLM01-64	9/25/2000	PL	Plumbing	0				WASH MACH CON
93B-365	3/31/1993			28,000		0		
93B-282	12/29/1992			600		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
11/6/2000	LT	45	Sales Reinspection
4/23/1993	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	1040	TWO FAMILY	RN20				20,000.00	SF	3.60	1.10	4	1.00	CE	1.00	LOT 17	3.96	79,200
1	1040	TWO FAMILY	RN21				4,000.00	SF	0.08	1.10	0	1.00	CE	1.00		0.09	400
			Total Card Land Units				24,000.00	SF	*Parcel Total Land Area:*			24,000 SF				*Total Land Value*	79,600

Property Location: 5 WILDWOOD LN
Vision ID: 970

MAP ID: 11B/ / 140/ /
Other ID: 11B000140

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	11		Family Conver.
Model	01		Residential
Grade	30		Grade = 150%
Stories	1.5		1 1/2 Stories
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	09		Pine/Soft Wood
2	11		Ceram Clay Til
Heating Fuel	05		Solar Assisted
Heating Type	07		Electr Basebrd
AC Type	01		None
Bedrooms	03		3 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			

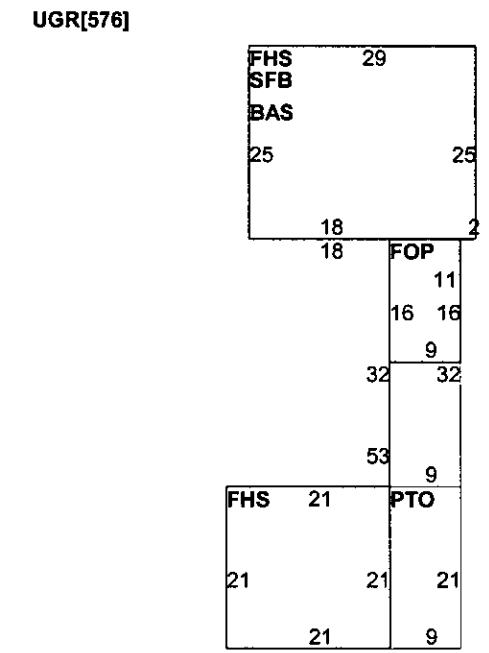
COST/MARKET VALUATION

Unadj. Base Rate	70.00
Size Adj. Factor	0.95055
Grade (Q) Index	1.50
Adj. Base Rate	99.81
Bldg. Value New	255,713
Year Built	1980
Eff. Year Built	(GD)
Nrml Physcl Dep	10
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	90
Deprec. Bldg Value	230,100

MIXED USE

Code	Description	Percentage
1040	TWO FAMILY	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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,166	1,166	1,166	99.81	116,378
FHS	Half Story, Finished	721	1,310	721	54.93	71,963
FOP	Porch, Open, Finished	0	288	58	20.10	5,789
PTO	Patio	0	189	9	4.75	898
SFB	Base, Semi-Finished	0	869	435	49.96	43,417
UGR	Garage, Unfinished	0	576	173	29.98	17,267
Ttl. Gross Liv/Lease Area		1,887	4,398	2,562	Bldg Val:	255,713

MAP 11-B LOT 140 **PROPERTY ASSESSMENT RECORD -- TOWN OF AMHERST, MASSACHUSETTS** S CARD NO.

~~Strong Street~~ Lot # 17
5 Wildwood Lane

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
10960 Carpenter, Clifford D. and Simon, Anne	215,000	7/27/88	3221	161
1380 Kirley, (Hugh T. & Shirley J. (inc par 23	52,900	8/4/78	2044	33
Gardner, Eva D. 1987 & 141)		1951	1089	120

~24,000 SF
LAND AREA ~~15,000~~ s.f.

ASSESSMENT RECORD

	1977	1978	1980	1981	1982	1983	1984	1985	1986	19
DWELLING										
GARAGE										
A-3-12-77										
		✓								
TOTAL VALUE BUILDINGS				46500	49600	55200	62100	73000	75000	
TOTAL VALUE LAND	4700	7600	7700	12500	12500	12500	15000	15000	18800	
TOTAL VALUE LAND & BUILDINGS				59000	62100	67700	77100	88000	93800	

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS

MEMORANDA

	1987	1988	19
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS	96400	138600	
TOTAL VALUE LAND	34400	39500	
TOTAL VALUE LAND & BUILDINGS	130800	178100	

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

BUILDING PERMIT RECORD	EST. COST	PERMIT NO.	DATE
Res. w/ Garage	30,000	410	12/79
CONSTRUCT A GARAGE	1500.	83-382	12/83
ADDITION + WOOD STOVE	10000	86-30	2/86

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		
15000		.34	117	40		6000
Undeveloped		30%				1800
C.I.						
TOTAL VALUE LAND						4700
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 11-8 LOT ~~23~~ 141 **PROPERTY ASSESSMENT RECORD – TOWN OF AMHERST, MASSACHUSETTS** RL CARD NO.

Wildwood Lane

1381

LAND AREA 5,000 s.f.

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
Kirley, (Hugh T. 1989 & Shirley J. Inc. 140,23	52,900	8/4/78	2044	33
Gardner, Eva D.	.55	3/70	1569	278
Strong St.				

ASSESSMENT RECORD

	1963	1964	1971	19 78	19 81 and 1982	19 84	1985	1986	19 87	19
DWELLING										
GARAGE										
A-3-12-77										
			✓✓	✓						
TOTAL VALUE BUILDINGS										
TOTAL VALUE LAND			500	200	4300	5100	5100	6400	11500	
TOTAL VALUE LAND & BUILDINGS							5100			

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

1970-from Amherst Cemetery Assoc.

PART N.S.

BUILDING PERMIT RECORD	EST. COST	PERMIT NO.	DATE

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
					C.I.		
					TOTAL VALUE LAND		
					TOTAL VALUE BUILDINGS		
					TOTAL VALUE LAND & BUILDINGS		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
5000		10				500	
Excess to Par 2.3							
					C.I.		
					TOTAL VALUE LAND	500	
					TOTAL VALUE BUILDINGS		
					TOTAL VALUE LAND & BUILDINGS	500	

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

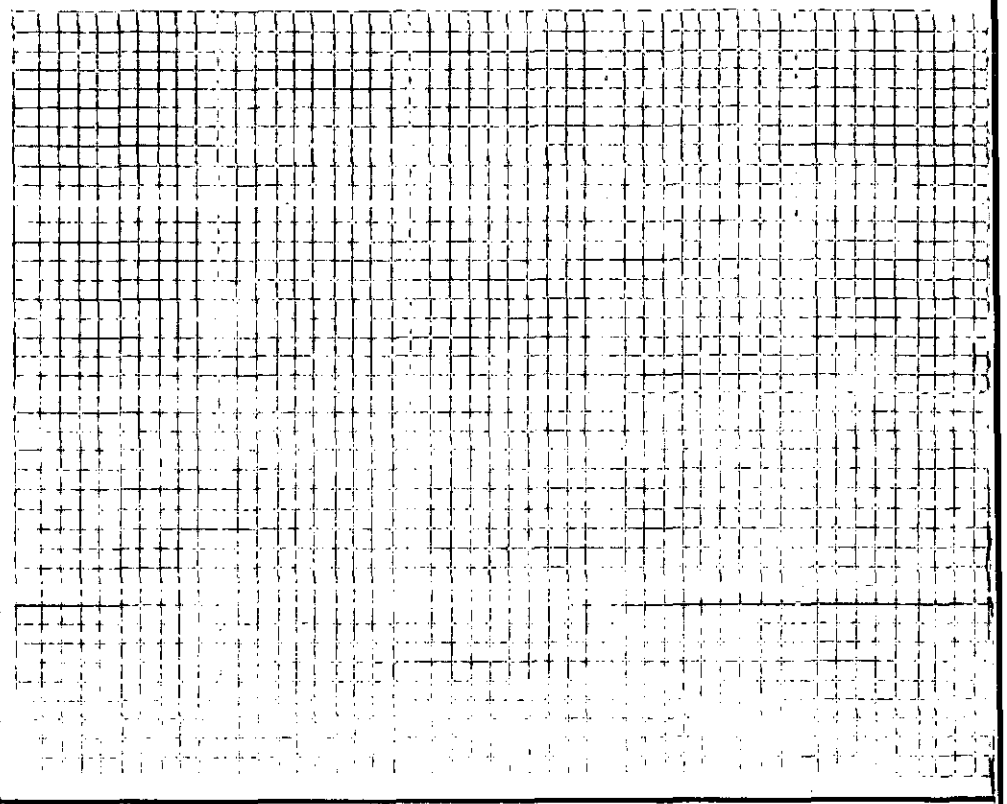
DESIGN

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

wildwood LN
~~Strong Street~~

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
1390 Kirley, (Hugh T. (1987) & Shirley J		08/04/78	2044	33

LAND AREA 4,000 s.f.

5 Wildwood Lane

ASSESSMENT RECORD

	1981	1982	1984	1985	1986	1987	19	19	19	19
DWELLING										
GARAGE										
TOTAL VALUE BUILDINGS			200	200	200	200				
TOTAL VALUE LAND	3300	3500	4000	4000	5000	9200				
TOTAL VALUE LAND & BUILDINGS	3300		4200	4200	5200	9400				

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

Residual of 11-13-23
Lee - 24,000 s.f.)

BUILDING PERMIT RECORD	EST. COST	PERMIT NO.	DATE

LAND VALUE COMPUTATIONS AND SUMMARY

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

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

BUILDING RECORD

OCCUPANCY

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

CONSTRUCTION

FOUNDATION

CONCRETE	
CONCRETE BLOCK	
BRICK OR STONE	
PIERS	

BASEMENT

AREA FULL	
¼ ½ ¾	
NO BASEMENT	
HEAD ROOM	

WALLS

BEVEL SIDING	
WIDE SIDING	
DROP SIDING	
WOOD SHINGLES	
ASPHALT SHINGLES	
ASBESTOS SHINGLES	
STUCCO ON FRAME	
STUCCO ON MASONRY	
BRICK VENEER	
BRICK ON MASONRY	
CONC. OR CIND. BLOCK	
ARTIFICIAL STONE	
STONE ON MASONRY	

ROOFING

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

FRAMING

WOOD JOIST	
TIMBER, BEAMS & COLS	
STEEL BEAMS & COLS	
WOOD RAFTERS	

NO. OF ROOMS

BSMT.		2ND	
1ST		3RD	

FLOORS

	B	1	2	3
CEMENT				
EARTH				
PINE				
HARDWOOD				
ASPH. TILE				

ATTIC STRS. & FLOOR	

INTERIOR FINISH

	B	1	2	3
PINE				
HARDWOOD				
PLASTER				
DRY WALL				
UNFINISHED				

FIN. BSMT. AREA	
FIN. ATTIC AREA	
FIREPLACE	
MODERN KITCHEN	

HEATING

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

PLUMBING

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

LIGHTING

NO LIGHTING	

NOTES – SPECIAL EQUIPMENT

DESIGN

RANCH TYPE	
SPLIT LEVEL	
CONVENTIONAL	
DESIGN FACTOR	%
GRADE FACTOR	%

COMPUTATIONS

UNIT	AMOUNT	
S.F.		
ADD. & PCHS.		
WALL HT.		
BSMT. AREA		
FINISH		
ATTIC		
HEATING		
PLUMBING		
M.F.		
TOTAL		
FACTOR		
REPL. VALUE		

SKETCH

DESCRIPTION OF OBSOLESCENCE

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

SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VAL.	OBSOL. DEPR.	SOUND VAL.
DWELLING										
GARAGE										
COMMERCIAL										

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

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

Property Location: 5 WILDWOOD LN | MAP ID: 11B/ / 140/ / | Bldg Name: | State Use: 1040

Vision ID: 970 | Account # 10960 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/13/2006 11:09

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
EDWARDS, LEE R		2 Public Water		
5 WILDWOOD LN		3 Public Sewer		
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	11B000140	Precinct	
Calc Frontag	121.9	Units	
Owner Occupi			
APR PARCELS			
GIS ID: 11B-140		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1040	274,400	274,400
RES LAND	1040	131,200	131,200
		Total	405,600	405,600

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
EDWARDS, LEE R	8414/ 17	08/29/2005	Q	I	500,000	00
GILBERT, MICHAEL A & ROCHE, BARBARA	5951/ 306	06/01/2000	Q	I	306,000	00
CARPENTER, CLIFFORD D & SIMON, ANNE	3221/ 161	07/28/1988	Q	I	215,000	00
KIRLEY, SHIRLY J	2044/ 33	08/04/1978			52,900	
GARDNER, EVA D	1569/ 278	03/01/1970			0	
GARDNER, EVA D	1089/ 120	01/01/1951			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2007	1040	274,400	2006	1040	268,600	2005	1040	240,000
2007	1040	131,200	2006	1040	131,200	2005	1040	99,800
	Total:	405,600		Total:	399,800		Total:	339,800

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)	274,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	131,200
Special Land Value	0
Total Appraised Parcel Value	405,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	405,600

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
BLD05-404	11/24/2004	RE	Remodel	25,000		0		RE-ROOF, REPL WINI
BLD02-473	02/28/2002	RE	Remodel	7,267		0		RE-ROOF
PLM01-64	09/25/2000	PL	Plumbing	0		0		WASH MACH CON
93B-365	03/31/1993			28,000		0		
93B-282	12/29/1992			600		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
5/1/2006	01		DB	45	Sales Reinspection
10/20/2005			SS	15	DRIVE BY FIELD REVI
11/6/2000			LT	45	Sales Reinspection
4/23/1993			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	1040	TWO FAMILY MDL-0	RN20				20,000	SF	5.40	1.05	4	1.0000	1.00	CE	1.15	LOT 17		6.52	130,400
1	1040	TWO FAMILY MDL-0	RN21				4,000	SF	0.18	1.00	0	1.0000	1.00	CE	1.15			0.21	800

Total Card Land Units: 0.55 AC | Parcel Total Land Area: 0.55 AC | Total Land Value: 131,200

Property Location: 5 WILDWOOD LN **MAP ID:** 11B/ / 140/ / **Bldg Name:** **State Use:** 1040

Vision ID: 970 **Account #**10960 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/13/2006 11:09

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	11		Family Conver.
Model	01		Residential
Grade	32		Grade = 160%
Stories	1.5		1 1/2 Stories
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	09		Pine/Soft Wood
Interior Flr 2	11		Ceram Clay Til
Heat Fuel	05		Solar Assisted
Heat Type	07		Electr Basebrd
AC Type	01		None
Total Bedrooms	03		3 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			

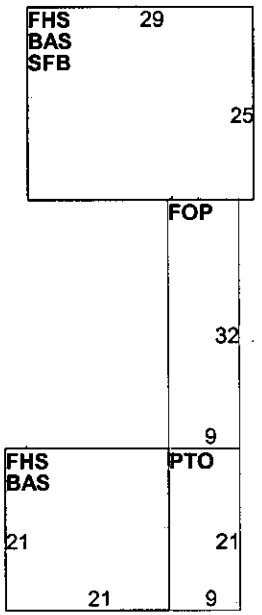
MIXED USE

Code	Description	Percentage
1040	TWO FAMILY MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	126.50
Section. RCN:	304,855
Net Other Adj:	0.00
Replace Cost	304,855
AYB	1980
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	10
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	90
Apprais Val	274,400
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

UGR[576]

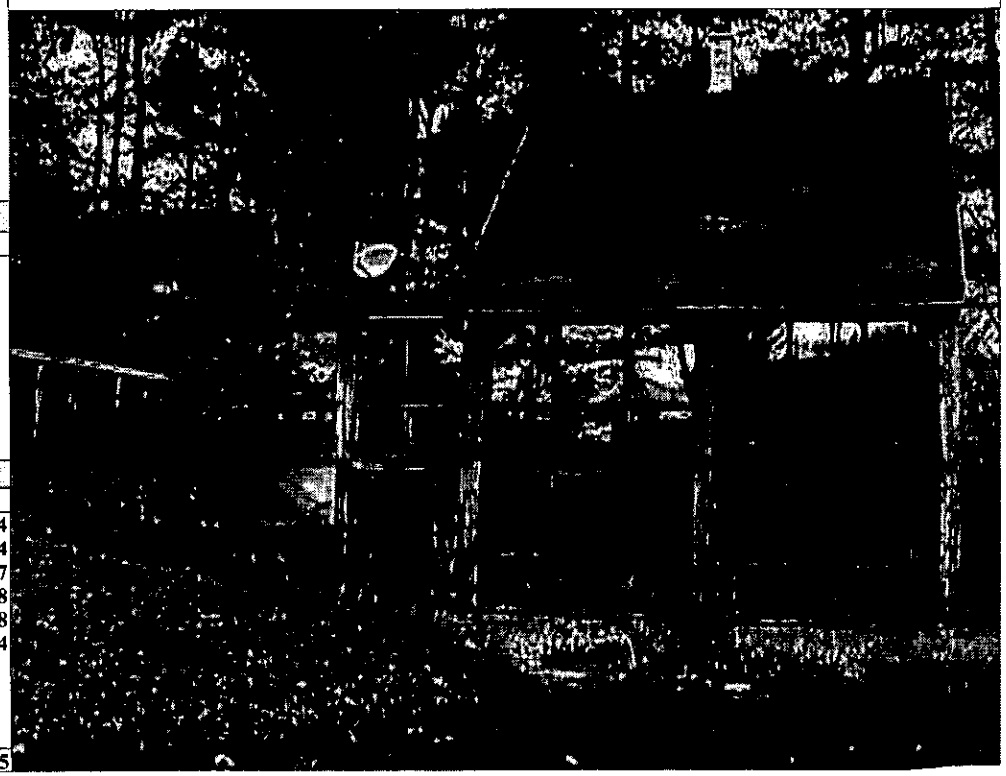


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,166	1,166	1,166	126.50	147,494
FHS	Half Story, Finished	641	1,166	641	69.54	81,084
FOP	Porch, Open, Finished	0	288	58	25.47	7,337
PTO	Patio	0	189	9	6.02	1,138
SFB	Base, Semi-Finished	0	725	363	63.34	45,918
UGR	Garage, Unfinished	0	576	173	37.99	21,884
	Ttl. Gross Liv/Lease Area:	1,807	4,110	2,410		304,855



PROP. LOC.: 5 WILDWOOD LN **MAP I.D.:** 11B/ / 140/ /

Other i.d.: 11B000140 Bldg. 1 Card 1 of 1 Print Date: 12/23/98

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
CARPENTER, CLIFFORD D SIMON, ANNE 5 WILDWOOD LN 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	1040	66,500	66,500
RESIDNTL	1040	142,200	142,200
Total		208,700	208,700

601
AMHERST, MA

MMC

RECORD OF OWNERSHIP

	BK-VOL/PAGE	MO/DY/YR	qu	vi	SALE PRICE	V.C.
CARPENTER, CLIFFORD D	3221/161	07/28/88	Q	I	215,000	00
KIRLEY, SHIRLY J	2044/33	08/04/78			52,900	
GARDNER, EVA D	1569/278	03/01/70			0	
GARDNER, EVA D	1089/120	01/01/51			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1040	66,500	98	1040	66,500	97	1040	66,500
99	1040	142,200	98	1040	142,200	97	1040	137,700
	Total	208,700		Total	208,700		Total	204,200

EXEMPTIONS

Year	Type/Description	Code	Amount
98	PERS PROP	PP	0.00
		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)	142,200
Appraised X.F.(B) Value (Bldg)	0
Appraised O.B.(L) Value (Bldg)	0
Appraised Land Value (Bldg)	66,500
Special Land Value	0
Total Appraised Card Value	208,700
Total Appraised Parcel Value	208,700
Exemption(s)	
Net Total Appraised Parcel Value-	208,700

BUILDING PERMIT RECORD

Permit I.D.#	Issue Date	Type	Description	Amount	Insp. Date	%Cmp	Date Cmp	Comments
93B-365	033193			28,000		0		
93B-282	122992			600		0		

VISIT/CHANGE HISTORY

Date	I.D.	Cd	Purpose/Result
04/23/93	EB		

LAND LINE DATA AND VALUATION SECTION

B#	UsCd	Description	Zone	D	Fmtg	Depth	No. of Units	Tp	Unit Price	I. Fctr	Sl	Cn Fct	Nhbhd	Adj.	Notes-Adj/Spcl Lnd Prcng	Adj. Unit Price	Land Value
1	1040	TWO FAMILY	RN20				20,000.00	SF	3.60	1.05	0	1.00	CE	.88	LOT 17	3.31	66,200
1	1040	TWO FAMILY	RN21				4,000.00	SF	0.08	1.05	0	1.00	CE	.88		0.07	300
						Total Land Units	24,000.00	SF								Total	66,500

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	15		Contemporary
Model	01		Residential
Grade	26		Grade = 130%
Stories	1.5		1 1/2 Stories
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	09		Pine/Soft Wood
2			
Heating Fuel	04		Electric
Type	07		Electr Basebrd
Air/Cn Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	2.5		2 1/2 Bathrms
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	55.00	
Size Adj Factor	0.9380	
Grade(Q) Index	1.26	
Adj Base Rate	65.00	
Bldg Value New		158,015
Year Built	1980	
Effctve Yr Built	1986	
Nrml Physcl Dep	10	
Functnl Obslnce	00	
Eco/Ext Obslnce	00	
Specl Cnd Code		
Specl Cnd %		
Overall % Cndtn	90	
Deprec Bldg Value		142,200

NOTES

LOT 17 NO BASEMENT
FUNCTIONAL DEPR
ADDITION 1983, 1986
ZBA 93-38 CREATE SUPPL
APT
93B/365 CONSTRUCT
SUPPLEMENTAL APARTMENT

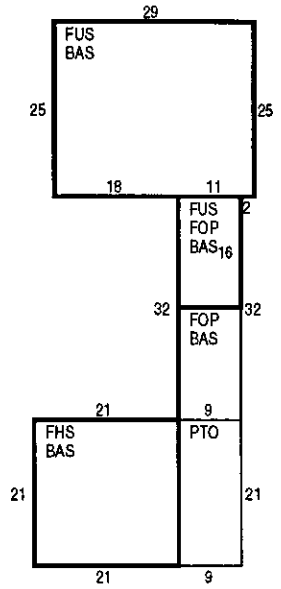
OB-OUTBUILDINGS & YARD ITEMS (L)

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	1,166	1,166	65.00	75,790
FHS	Half Story, Finish	441	243	35.82	15,795
FOP	Porch, Open, Finis	288	58	13.09	3,770
FUS	Upper Story, Finis	869	782	58.49	50,830
PTO	Patio	189	9	3.10	585
UGR	Garage, Unfinished	576	173	19.52	11,245
Ttl. Gross Liv/Lease Area			2,431	Bldg Value	158,015

XF-BUILDING EXTRA FEATURES (B)

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

(Sketch) Traverse Code — Total XF Value 0

UGR[576],FUS[L29,D25,R18,D16,R9,U16,R2,U25],PTR[D57,L11],FHS[L21,D21,R21,U21],PTR[U57,R11],PTR[D25,L2],FOP[D32,L9,U32,R9],PTR[U25,R2],PTR[D57,L2],PTO[L9,D21,R9,U21],PTR[U57,R2],BAS[L29,D25,R18,D32,L21,D21,R21,U53,R11,U25]