Property Location: 135 COTTAGE ST | *MAP ID:* 11B/ / 167/ / | *Bldg Name:* | *State Use:* 1010

Vision ID: 7235 | *Account #* | *Bldg #:* 1 of 1 | *Sec #:* 1 *of* 1 | *Card* 1 *of* 1 | *Print Date:* 01/17/2006 09:41

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
RIAHI, CELIA & AUDLEY, BARBARA				
135 COTTAGE ST				
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	11B000167	Precinct	
Calc Frontag	120.2	School	
Owner Occupi			

GIS ID: 11B-167 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	126,200	126,200
RES LAND	1010	128,600	128,600
		Total	254,800	254,800

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RIAHI, CELIA & AUDLEY, BARBARA J	6784/ 301	09/13/2002	U	I	1	1A
RIAHI, CELIA	5334/ 62	04/01/1998	U	I	1	1A
RIAHI, CELIA	3986/ 167	07/01/1992	Q		130,000	
HOLSTEIN, BARRY R & CAROLYN M					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	1010	126,200	2005	1010	106,700	2004	1010	88,400
2006	1010	128,600	2005	1010	97,300	2004	1010	83,500
	Total:	254,800		Total:	204,000		Total:	171,900

EXEMPTIONS

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

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

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

NOTES

LOT 5
ADJ INF FACTOR ON LAND
FY98

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	126,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	128,600
Special Land Value	0
Total Appraised Parcel Value	254,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**254,800**

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
8/12/1997			EB		
6/5/1986			G		

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	RG10				12,000	SF	8.88	1.05	4	1.0000	1.00	CE	1.15			10.72	128,600

Total Card Land Units: 12,000 SF | Parcel Total Land Area: 12,000 SF | Total Land Value: 128,600

Property Location: 135 COTTAGE ST | **MAP ID:** 11B/ / 167/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 7235 | **Account #** | **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 | **Print Date:** 01/17/2006 09:41

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	04		Cape Cod
Model	01		Residential
Grade	22		Grade = 110%
Stories	1		1 Story
Occupancy			
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	8		8 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

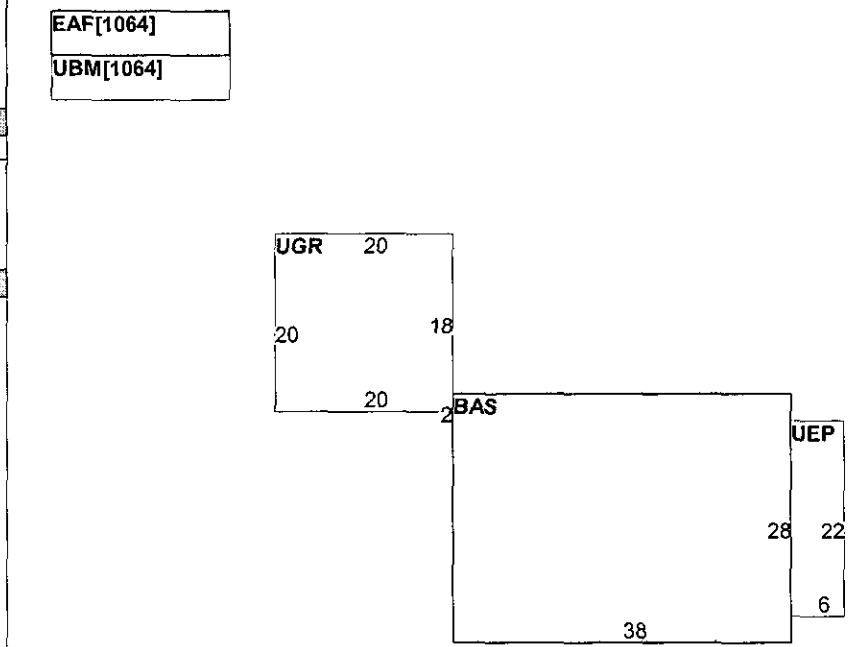
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	103.07
Section. RCN:	188,412
Net Other Adj:	0.00
Replace Cost	188,412
AYB	1940
EYB	1972
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	33
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Status	
% Complete	
Overall % Cond	67
Apprais Val	126,200
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value
BAS	First Floor	1,064	1,064	1,064	103.07	109,666
EAF	Attic, Expansion, Finished	372	1,064	372	36.04	38,342
UBM	Basement, Unfinished	0	1,064	213	20.63	21,954
UEP	Porch, Enclosed, Unfinished	0	132	59	46.07	6,081
UGR	Garage, Unfinished	0	400	120	30.92	12,368
	Ttl. Gross Liv/Lease Area:	1,436	3,724	1,828		188,412

PROP. LOC.: 135 COTTAGE ST MAP I.D.: 11B/ / 167/ /

Other i.d.: 11B000167 Bldg. 1 Card 1 of 1 Print Date: 01/28/99

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
RIAHI, CELIA AUDLEY, BARBARA J 135 COTTAGE ST AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account No.:

PHOTO

PRECINCT

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	63,000	63,000
RESIDNTL	1010	71,400	71,400
Total		134,400	134,400

601

AMHERST, MA

MMC

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	MO/DY/YR	Qu	Vi	SALE PRICE	V.C.
RIAHI, CELIA	5334/62	04/01/98	U	I	1	1A
RIAHI, CELIA	3986/167	07/01/92	Q		130,000	
HOLSTEIN, BARRY R & CAROLYN M					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1010	63,000	98	1010	63,000	97	1010	52,400
99	1010	71,400	98	1010	71,400	97	1010	71,400
Total		134,400	Total		134,400	Total		123,800

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)	71,400
Appraised X.F.(B) Value (Bldg)	0
Appraised O.B.(L) Value (Bldg)	0
Appraised Land Value (Bldg)	63,000
Special Land Value	0
Total Appraised Card Value	134,400
Total Appraised Parcel Value	134,400
Exemption(s)	
Net Total Appraised Parcel Value	134,400

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
08/12/97	EB		
06/05/86	G		

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	RG10				12,000.00	SF	5.20	1.15	0	1.00	CE	.88		5.25	63,000
		Total Land Units					12,000.00	SF								Total	63,000

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	04		Cape Cod
Model	01		Residential
Grade	20		Grade = 100%
Stories	1		1 Story
Occupancy	00		
Exter. Wall 1	11		Clapboard
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Inter. Wall 1	03		Plaster/SkimC
2			
Inter. Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Type	06		Steam
Air/Cn Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	1		1 Bathroom
Total Rooms	8		8 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			

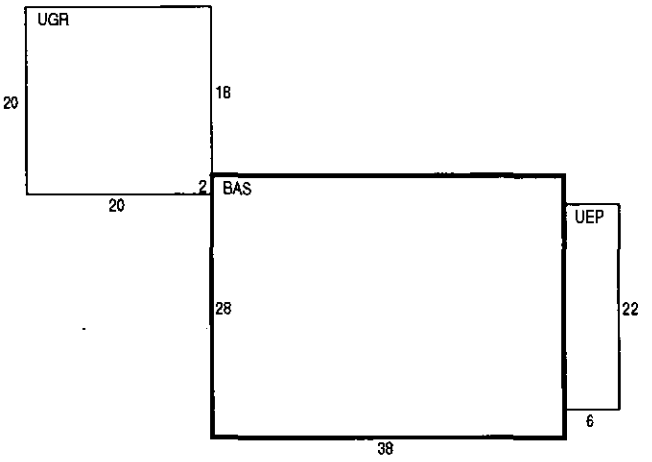
COST/MARKET VALUATION

Unadj Base Rate	52.00	
Size Adj Factor	1.0329	
Grade(Q) Index	0.97	
Adj Base Rate	52.10	
Bldg Value New		95,239
Year Built	1940	
Effctve Yr Built	1966	
Nrml Physcl Dep	25	
Functnl Obslnce	00	
Eco/Ext Obslnce	00	
Specl Cnd Code		
Specl Cnd %		
Overall % Cndtn	75	
Deprec Bldg Value		71,400

NOTES

LOT 5
ADJ INF FACTOR ON LAND
FY98

SKETCH



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,064	1,064	52.10	55,434
EAF	Attic, Expansion,	1,064	372	18.22	19,381
UBM	Basement, Unfinish	1,064	213	10.43	11,097
UEP	Porch, Enclosed, U	132	59	23.29	3,074
UGR	Garage, Unfinished	400	120	15.63	6,252
Ttl. Gross Liv/Lease Area			1,828	Bldg Value	95,239

OB-OUTBUILDINGS & YARD ITEMS (L)

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

INCOME SECTION

XF-BUILDING EXTRA FEATURES (B)

Code	Description	B	Units	Unit Price	Yr	Dp Rt	%Cnd	Appr. Value
(Sketch) Traverse Code				Total XF Value				0

EAF[1064],PTR[L38],UGR[U18,L20,D20,R20,U2],PTR[R38],UBM[1064],BAS[L38,D28,R38,U28],PTR[L38,D28,R38,U3],UEP[R6,U22,L6,D22],PTR[R38,U28,L38,D3]

Property Location: 135 COTTAGE ST **MAP ID:** 11B/ / 167/ /
Vision ID: 7235 **Other ID:** 11B000167 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12:33

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
RIAHI, CELIA & AUDLEY, BARBARA J				
135 COTTAGE ST				
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID: 11B-167

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	83,500	83,500
RESIDNTL	1010	88,400	88,400
		Total 171,900	171,900

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RIAHI, CELIA & AUDLEY, BARBARA J	6784/ 301	09/13/2002	U	I	1	1A
RIAHI, CELIA	5334/ 62	04/01/1998	U	I	1	1A
RIAHI, CELIA	3986/ 167	07/01/1992	Q		130,000	
HOLSTEIN, BARRY R & CAROLYN M					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2004	1010	83,500	2003	1010	79,200	2002	1010	71,800
2004	1010	88,400	2003	1010	88,400	2002	1010	88,700
	Total:	171,900		Total:	167,600		Total:	160,500

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	88,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	83,500
Special Land Value	
Total Appraised Card Value	171,900
Total Appraised Parcel Value	171,900
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	171,900

NOTES

LOT 5
ADJ INF FACTOR ON LAND
FY98

BUILDING PERMIT RECORD

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

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
8/12/1997	EB		
6/5/1986	G		

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	RG10				12,000.00	SF	6.00	1.10	4	1.00	CE	1.05		6.96	83,500
						Total Card Land Units	0.28	AC	Parcel Total Land Area:			0.28 AC				Total Land Value	83,500

Property Location: 135 COTTAGE ST **MAP ID:** 11B/ / 167/ /
Vision ID: 7235 **Other ID:** 11B000167 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	04		Cape Cod
Model	01		Residential
Grade	22		Grade = 110%
Stories	1		1 Story
Occupancy	00		
Exterior Wall 1	11		Clapboard
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	1		1 Bathroom
Total Rooms	8		8 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			

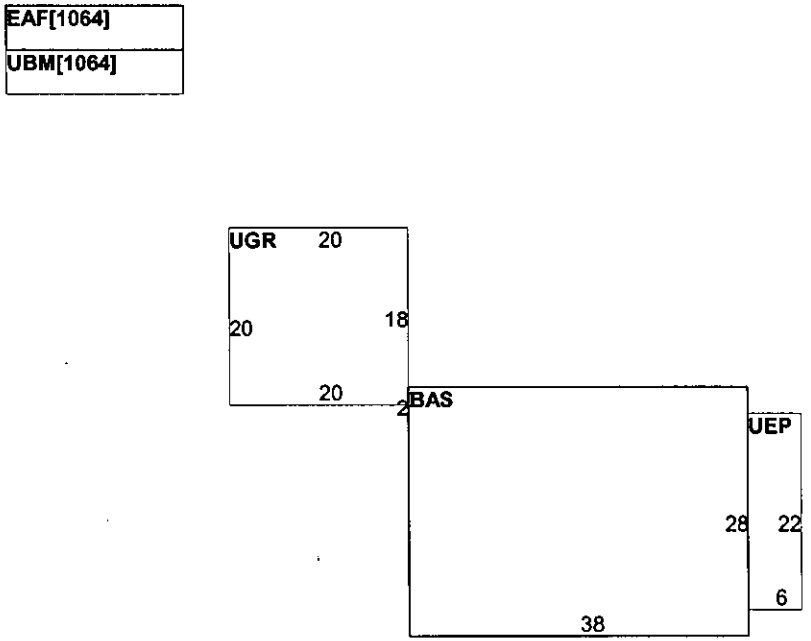
COST/MARKET VALUATION

Unadj. Base Rate	63.00
Size Adj. Factor	1.07123
Grade (Q) Index	1.07
Adj. Base Rate	72.21
Bldg. Value New	132,000
Year Built	1940
Eff. Year Built	(AV)
Nrml Physcl Dep	33
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	67
Deprec. Bldg Value	88,400

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,064	1,064	1,064	72.21	76,831
EAF	Attic, Expansion, Finished	372	1,064	372	25.25	26,862
UBM	Basement, Unfinished	0	1,064	213	14.46	15,381
UEP	Porch, Enclosed, Unfinished	0	132	59	32.28	4,260
UGR	Garage, Unfinished	0	400	120	21.66	8,665
Ttl. Gross Liv/Lease Area		1,436	3,724	1,828	Bldg Val:	132,000

Property Location: 135 COTTAGE ST
Vision ID: 7235
MAP ID: 11B/ / 167/ /
Other ID: 11B000167
Bldg #: 1 **Card** 1 **of** 1
Print Date: 12/30/2004 11:52

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
RIAHI, CELIA & AUDLEY, BARBARA J				
135 COTTAGE ST AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Account #
Precinct
School
Owner Occupi

GIS ID: 11B-167

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	97,300	97,300
RESIDNTL	1010	106,700	106,700
		Total	204,000	204,000

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RIAHI, CELIA & AUDLEY, BARBARA J	6784/ 301	09/13/2002	U	I	1	1A
RIAHI, CELIA	5334/ 62	04/01/1998	U	I	1	1A
RIAHI, CELIA	3986/ 167	07/01/1992	Q		130,000	
HOLSTEIN, BARRY R & CAROLYN M					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2005	1010	97,300	2004	1010	83,500	2003	1010	79,200
2005	1010	106,700	2004	1010	88,400	2003	1010	88,400
	Total:	204,000		*Total:*	171,900		*Total:*	167,600

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	106,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	97,300
Special Land Value	
Total Appraised Card Value	204,000
Total Appraised Parcel Value	204,000
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	204,000

NOTES

LOT 5
ADJ INF FACTOR ON LAND
FY98

BUILDING PERMIT RECORD

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

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
8/12/1997	EB		
6/5/1986	G		

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	RG10				12,000.00	SF	7.37	1.05	4	1.00	CE	1.05		8.11	97,300
						Total Card Land Units	12,000.00	SF	*Parcel Total Land Area:*			12,000 SF				*Total Land Value*	97,300

Property Location: 135 COTTAGE ST
Vision ID: 7235

MAP ID: 11B/ / 167/ /
Other ID: 11B000167

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	04		Cape Cod
Model	01		Residential
Grade	22		Grade = 110%
Stories	1		1 Story
Occupancy	00		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
Interior Wall 2			
Interior Floor 1	12		Hardwood
Interior Floor 2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	1		1 Bathroom
Total Rooms	8		8 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			

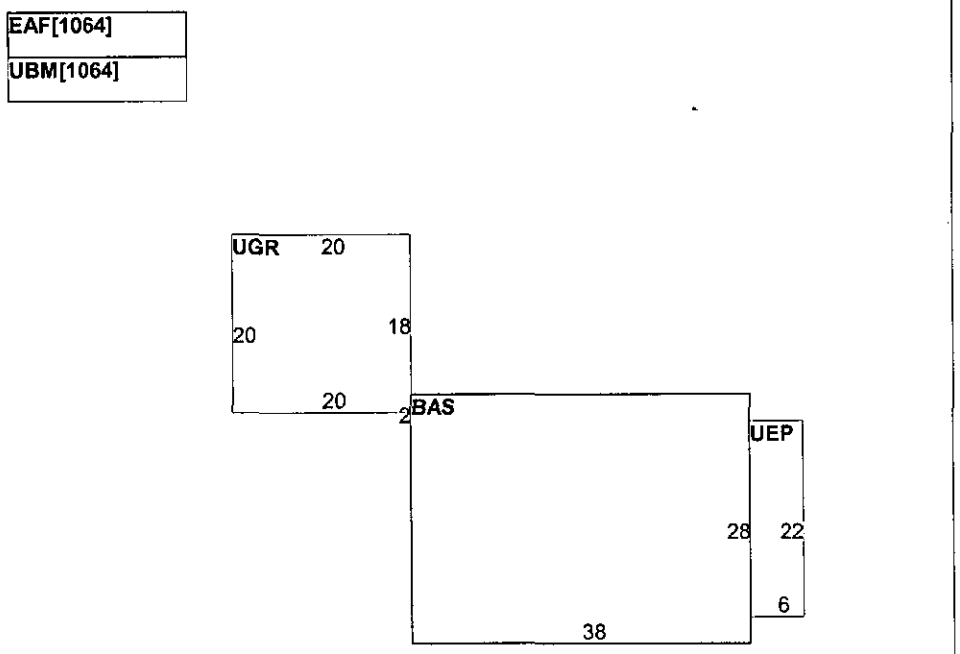
COST/MARKET VALUATION

Unadj. Base Rate	76.00
Size Adj. Factor	1.07123
Grade (Q) Index	1.07
Adj. Base Rate	87.11
Bldg. Value New	159,237
Year Built	1940
Eff. Year Built	(AV) 1970
Nrml Physcl Dep	33
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	67
Deprec. Bldg Value	106,700

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,064	1,064	1,064	87.11	92,685
EAF	Attic, Expansion, Finished	372	1,064	372	30.46	32,405
UBM	Basement, Unfinished	0	1,064	213	17.44	18,554
UEP	Porch, Enclosed, Unfinished	0	132	59	38.94	5,139
UGR	Garage, Unfinished	0	400	120	26.13	10,453
Ttl. Gross Liv/Lease Area		1,436	3,724	1,828	Bldg Val:	159,237

Property Location: 135 COTTAGE ST **MAP ID:** 11B/ / 167/ /
Vision ID: 7235 **Other ID:** 11B000167 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/01/2000

CURRENT OWNER

RIAHI, CELIA
AUDLEY, BARBARA J
135 COTTAGE ST
AMHERST, MA 01002

TOPO.	UTILITIES	STRT/ROAD	LOCATION

SUPPLEMENTAL DATA

Account # PRECINCT

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	71,800	71,800
RESIDNTL	1010	80,600	80,600
	Total	152,400	152,400

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RIAHI, CELIA	5334/ 62	04/01/1998	U	I	1	1A
RIAHI, CELIA	3986/ 167	07/01/1992	Q		130,000	
HOLSTEIN, BARRY R & CAROLYN M					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2001	1010	71,800	2000	1010	71,800	1999	1010	63,000
2001	1010	80,600	2000	1010	80,600	1999	1010	71,400
Total:		152,400	Total:		152,400	Total:		134,400

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)	80,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	71,800
Special Land Value	
Total Appraised Card Value	152,400
Total Appraised Parcel Value	152,400
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	152,400

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
8/12/97	EB		
6/5/86	G		

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	RG10				12,000.00	SF	5.20	1.15	0	1.00	CE	1.00	SPCL(10%)Notes:	5.98	71,800
						Total Card Land Units	12,000.00	SF	Parcel Total Land Area:			12,000 SF				Total Land Value	71,800

Property Location: 135 COTTAGE ST
Vision ID: 7235

MAP ID: 11B/ / 167/ /
Other ID: 11B000167

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	04		Cape Cod
Model	01		Residential
Grade	20		Grade = 100%
Stories	1		1 Story
Occupancy	00		
Exterior Wall 1	11		Clapboard
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	1		1 Bathroom
Total Rooms	8		8 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	55.00
Size Adj. Factor	1.03293
Grade (Q) Index	0.97
Adj. Base Rate	55.11
Bldg. Value New	100,741
Year Built	1940
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	80,600

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

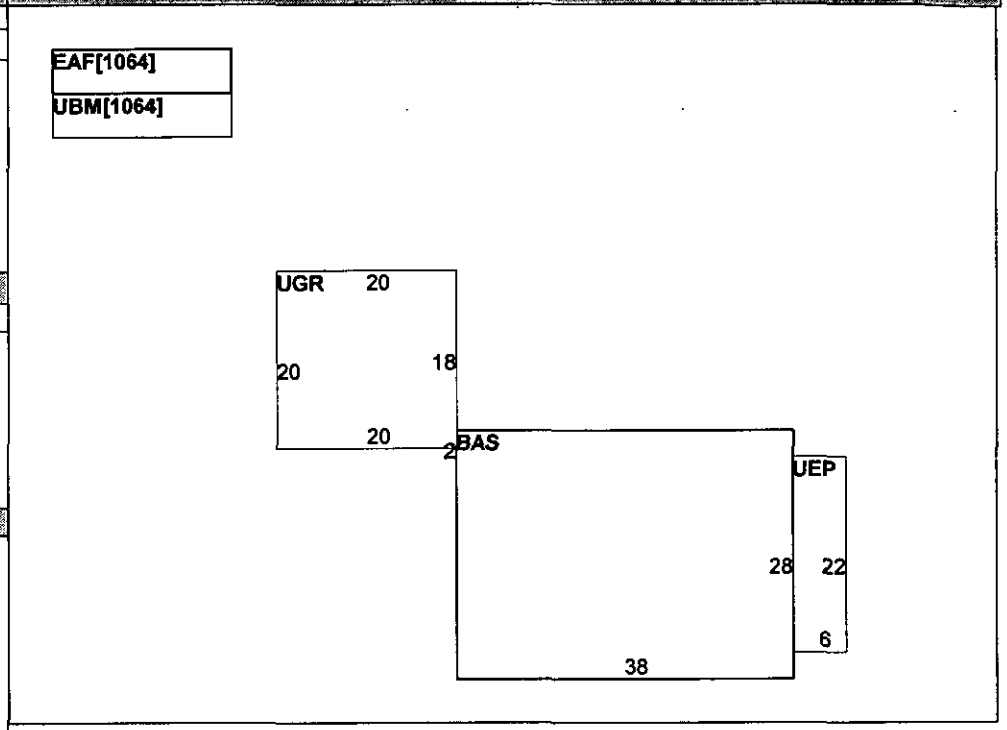
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,064	1,064	1,064	55.11	58,637
EAF	Attic, Expansion, Finished	372	1,064	372	19.27	20,501
UBM	Basement, Unfinished	0	1,064	213	11.03	11,738
UEP	Porch, Enclosed, Unfinished	0	132	59	24.63	3,251
UGR	Garage, Unfinished	0	400	120	16.53	6,613
Ttl. Gross Liv/Lease Area		1,436	3,724	1,828	Bldg Val:	100,741

SKETCH



Property Location: 135 COTTAGE ST **MAP ID:** 11B/ / 167/ /
Vision ID: 7235 **Other ID:** 11B000167 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 01/03/2002 08:08

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
RIAHI, CELIA AUDLEY, BARBARA J 135 COTTAGE ST AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	71,800	71,800
RESIDNTL	1010	88,700	88,700
	Total	160,500	160,500

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RIAHI, CELIA	5334/ 62	04/01/1998	U	I	1	1A
RIAHI, CELIA	3986/ 167	07/01/1992	Q		130,000	
HOLSTEIN, BARRY R & CAROLYN M					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2002	1010	71,800	2001	1010	71,800	2000	1010	71,8
2002	1010	88,700	2001	1010	80,600	2000	1010	80,6
	Total:	160,500		*Total:*	152,400		*Total:*	152,4

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)	88,7
Appraised XF (B) Value (Bldg)	
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	71,8
Special Land Value	
Total Appraised Card Value	160,5
Total Appraised Parcel Value	160,5
Valuation Method:	Cost/Market Valuat
Exemptions	
Net Total Appraised Parcel Value	160,5

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
8/12/97	EB		
6/5/86	G		

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	RG10				12,000.00	SF	5.20	1.15	0	1.00	CE	1.00		5.98	71,8
		Total Card Land Units					0.28	AC	*Parcel Total Land Area:*			0.28 AC				*Total Land Value*	71,8

Property Location: 135 COTTAGE ST **MAP ID:** 11B/ / 167/ /
Vision ID: 7235 **Other ID:** 11B000167 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 01/03/2002 08

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	04		Cape Cod
Model	01		Residential
Grade	20		Grade = 100%
Stories	1		1 Story
Occupancy	00		
Exterior Wall 1	11		Clapboard
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	1		1 Bathroom
Total Rooms	8		8 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			

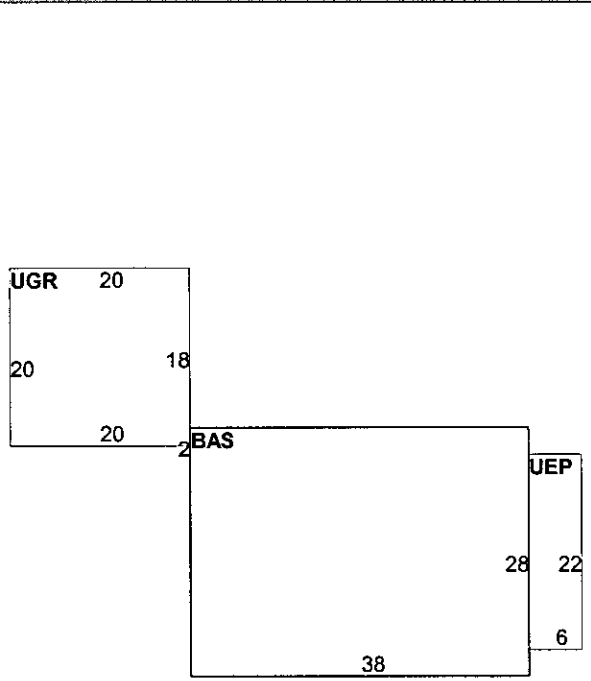
COST/MARKET VALUATION

Unadj. Base Rate	60.50
Size Adj. Factor	1.03293
Grade (Q) Index	0.97
Adj. Base Rate	60.62
Bldg. Value New	110,813
Year Built	1940
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	88,700

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,064	1,064	1,064	60.62	64,500
EAF	Attic, Expansion, Finished	372	1,064	372	21.19	22,551
UBM	Basement, Unfinished	0	1,064	213	12.14	12,912
UEP	Porch, Enclosed, Unfinished	0	132	59	27.10	3,577
UGR	Garage, Unfinished	0	400	120	18.19	7,274

Property Location: 135 COTTAGE ST
Vision ID: 7235
MAP ID: 11B/ / 167/ /
Other ID: 11B000167
Bldg #: 1 **Card** 1 **of** 1
Print Date: 03/26/2003 09:23

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
RIAHI, CELIA & AUDLEY, BARBARA J				
135 COTTAGE ST AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID: 11B-167

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	79,200	79,200
RESIDNTL	1010	88,400	88,400
	Total	167,600	167,600

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RIAHI, CELIA & AUDLEY, BARBARA J	6784/ 301	09/13/2002	U	I	1	1A
RIAHI, CELIA	5334/ 62	04/01/1998	U	I	1	1A
RIAHI, CELIA	3986/ 167	07/01/1992	Q		130,000	
HOLSTEIN, BARRY R & CAROLYN M					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2003	1010	79,200	2002	1010	71,800	2001	1010	71,800
2003	1010	88,400	2002	1010	88,700	2001	1010	80,600
Total:		167,600	*Total:*		160,500	*Total:*		152,400

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)	88,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	79,200
Special Land Value	
Total Appraised Card Value	167,600
Total Appraised Parcel Value	167,600
Valuation Method:	Cost/Market Valuation
Exemptions	0
Net Total Appraised Parcel Value	167,600

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
8/12/1997	EB		
6/5/1986	G		

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	RG10				12,000.00	SF	6.00	1.10	4	1.00	CE	1.00		6.60	79,200
						Total Card Land Units	12,000.00	SF	*Parcel Total Land Area:*			12,000 SF				*Total Land Value*	79,200

Property Location: 135 COTTAGE ST
Vision ID: 7235

MAP ID: 11B/ / 167/ /
Other ID: 11B000167

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	04		Cape Cod
Model	01		Residential
Grade	22		Grade = 110%
Stories	1		1 Story
Occupancy	00		
Exterior Wall 1	11		Clapboard
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	1		1 Bathroom
Total Rooms	8		8 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			

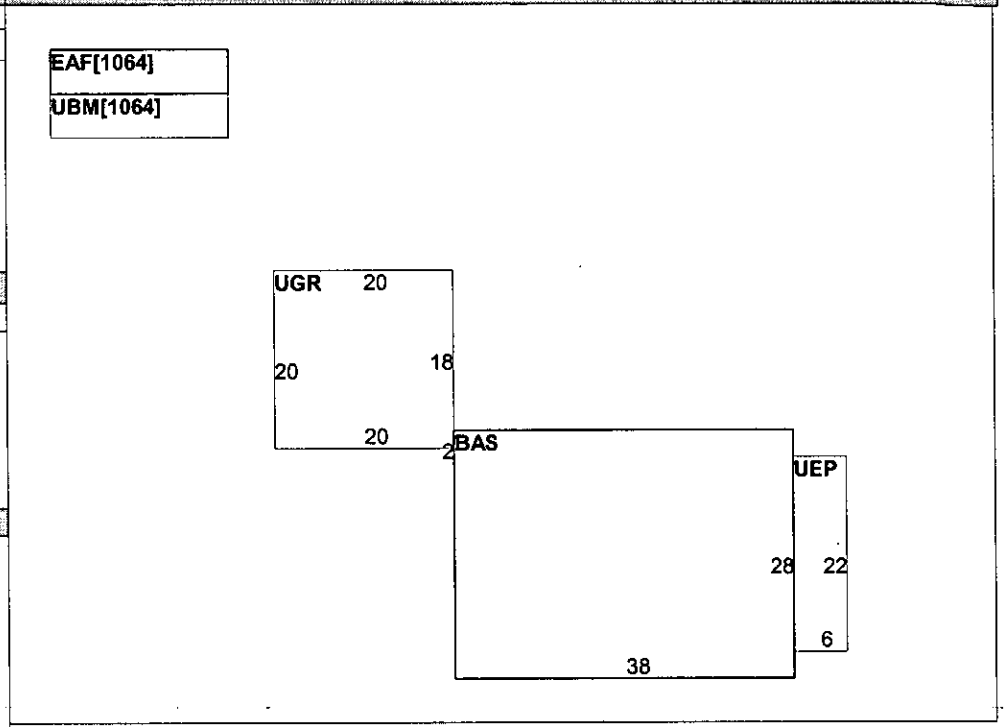
COST/MARKET VALUATION

Unadj. Base Rate	63.00
Size Adj. Factor	1.07123
Grade (Q) Index	1.07
Adj. Base Rate	72.21
Bldg. Value New	132,000
Year Built	1940
Eff. Year Built	(AV)
Nrml Physcl Dep	33
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	67
Deprec. Bldg Value	88,400

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,064	1,064	1,064	72.21	76,831
EAF	Attic, Expansion, Finished	372	1,064	372	25.25	26,862
UBM	Basement, Unfinished	0	1,064	213	14.46	15,381
UEP	Porch, Enclosed, Unfinished	0	132	59	32.28	4,260
UGR	Garage, Unfinished	0	400	120	21.66	8,665
Ttl. Gross Liv/Lease Area		1,436	3,724	1,828	Bldg Val:	132,000

MAP 11B LOT 167 **PROPERTY ASSESSMENT RECORD – TOWN OF AMHERST, MASSACHUSETTS** CARD NO.

135 COTTAGE STREET

12759

LAND AREA .28Acres

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
Riahi, Celia	130,000.	7/1/92	3986	167
Holstein, Barry R. & Holstein, Carolyn M.				

ASSESSMENT RECORD

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

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

Formerly part of 11B-48
For history see 11B-166

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

AMHERST, MA

11B/000/167

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
12759	RIAHI, CELIA	11B-000-167	135 COTTAGE ST	01/20/94	1 OF 1

ACCOUNT	TAX OWNER	ACRES: .28		CITY:	LAST APPRAISED
12759	RIAHI, CELIA	LOTS: 0	EXEMPT: N	NBRHD: CE	BY G ON 06/05/86
		DEED BP: 3986/167		PLAT BP:	

SALE INFORMATION: DATE: 07/01/92 PRICE 130000

VALUE SUMMARY

	LAND MKT	LAND USE	BUILDING	OUTBLDG	TOTAL MKT	TOTAL USE
MULTIPLE USE	$0	$0	$0	$0	$0	$0
RESIDENTIAL	$47,000	$47,000	$68,000	$0	$115,000	$115,000
OPEN SPACE	$0	$0	$0	$0	$0	$0
COMMERCIAL	$0	$0	$0	$0	$0	$0
INDUSTRIAL	$0	$0	$0	$0	$0	$0
PERSONAL	$0	$0	$0	$0	$0	$0
FOREST	$0	$0	$0	$0	$0	$0
AG/HORT	$0	$0	$0	$0	$0	$0
RECREATIONAL	$0	$0	$0	$0	$0	$0
EXEMPT	$0	$0	$0	$0	$0	$0
					MKT VALUE	TAX VALUE
*** TOTAL ***	$47,000	$47,000	$68,000	$0	$115,000	$115,000

GENERAL REMARKS: LOT 5

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	RG10		12000.00	SF	5.20	100	95	95	4.94	47,000	

OUTBUILDINGS & EXTRA FEATURES

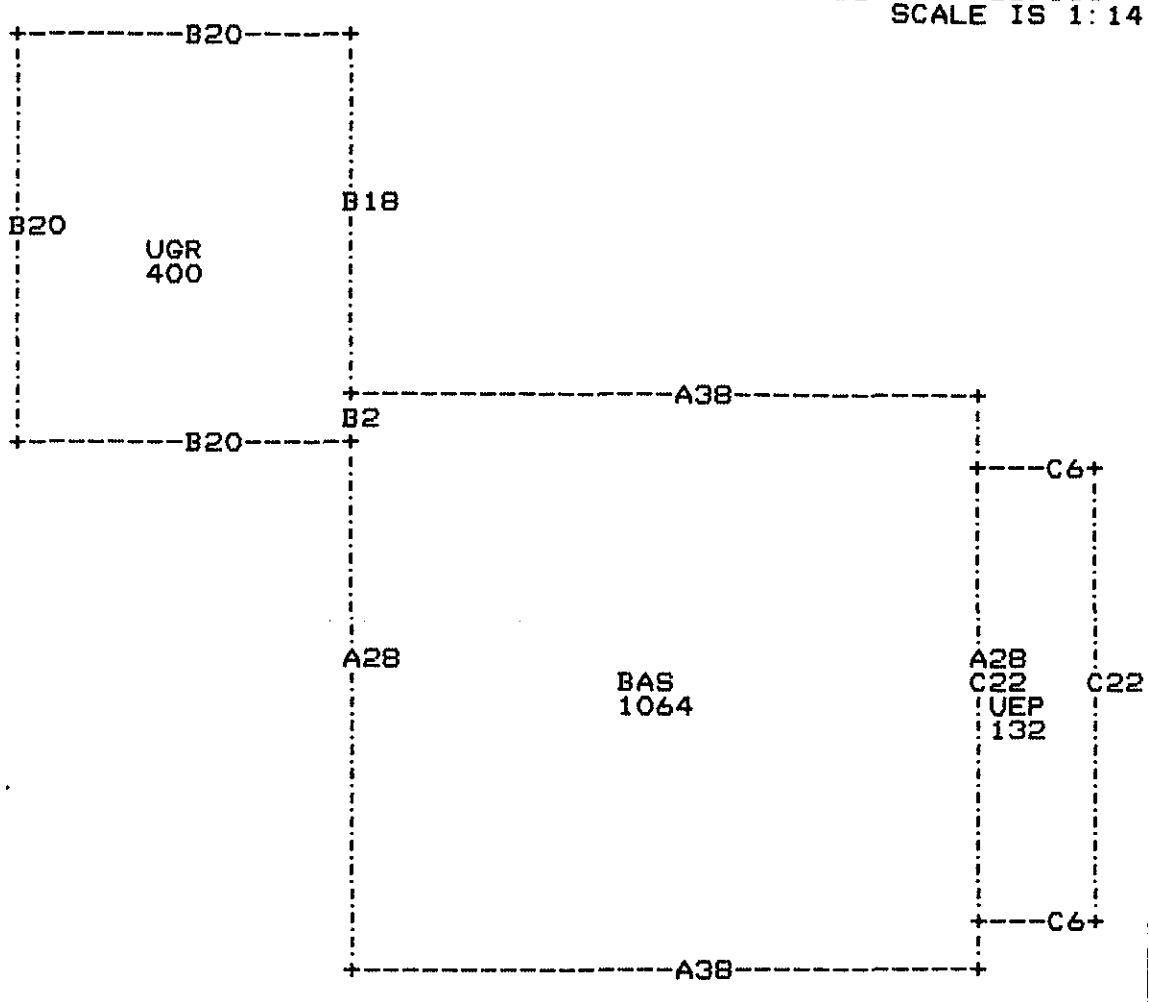
NO	TYPE	DESCRIPTION	AREA	U PRICE	RCN	PHYS	VALUE

AMHERST, MA

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	11B/000/048 CARD
12759	RIAHI, CELIA	11B-000-167	135 COTTAGE ST	01/20/94	2 OF 1

MODEL	BULDING STYLE	BUILDING USE	BASE	EC	FN	PH	PCT	RCN	DEPR VALUE
SFR	04-CAPE	101-DWG 1 FAMILY	00.00		20		100	94,524	68,000

SCALE IS 1:14



CONSTRUCTION DETAIL

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

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

YEAR BUILT	1940
NUMBER STORIES	1.0
PERIMETER MULT	104
QUALITY	AVERAGE
SHAPE/DESIGN	100
WALL HEIGHT	8.0
EFFECT BASE RATE	51.71

SEC	TYPE	GROSS	PCT	EFFECT	RPL COST
A	BAS	1064	100	1064	55,018
B	UGR	400	30	120	6,205
C	UEP	132	45	59	3,051
D	EAF	1064	35	372	19,236
E	UBM	1064	20	213	11,014
SUBTL		3724		1828	94,524
FIREPLACE					0
GRAND TOTAL					94,524

BUILDING DIMENSIONS

DL38/DD28/DR38/DU28/
ML38/DU18/DL20/DD20/DR20/DU2/
ML38/MD28/MR38/MU3/DR6/DU22/DL6/DD22/

ATE TAX FORM 1-3

THE COMMONWEALTH OF MASSACHUSETTS Amherst OFFICE OF THE BOARD OF ASSESSORS

NAME OF CITY OR TOWN

NOTICE OF APPORTIONMENT OF TAX ON REAL ESTATE SUBSEQUENTLY DIVIDED

To The Collector of Taxes:

The real estate described below having been divided after the assessment of the 19 93 tax thereon, and the division duly recorded, the Board of Assessors has this day apportioned said tax in accordance with General Laws (Ter. Ed.) Chapter 59, Section 79, as shown below.

You are required to collect* the tax as apportioned, in accordance with the original list and warrant therefore, but from the person or persons named in the apportioned assessment.

ORIGINAL ASSESSMENT

Date of Commitment 12/14 19 92

NAME AND ADDRESS OF PERSON ASSESSED

LOCATION AND DESCRIPTION OF REAL ESTATE	LAND		BUILDINGS		TOTAL VALUE	REAL ESTATE TAX	Interest and Costs	Betterment Assessments Committed Interest		TOTAL TAX
	Area Acres-Sq.Feet	Value	Description by Name	Value						
Barry R. & Carolyn M. Holstein 135 Cottage Street 11B-000-048	.92	63,600	House	68,000	131,600	2,150.34				2,150.34

APPORTIONED ASSESSMENT

NAME AND ADDRESS OF OWNER OR OF MORTGAGEE DESCRIPTION OF EACH PARCEL OF REAL ESTATE AFTER THE RECORDED DIVISION	LAND		BUILDINGS		TOTAL VALUE	REAL ESTATE TAX	Interest and Costs	Betterment Assessments Committed Interest		TOTAL TAX
	Area Acres-Sq.Feet	Value	Description by Name	Value						
Barry R. & Carolyn M. Holstein 226 East Pleasant Street Remainder of parcel 11B-000-048 To be parcel 11B-000-166	.64	16,600	--	--	16,600	271.24				271.24
Celia Riahi 135 Cottage Street To be parcel 11B-000-167	.28	47,000	House	68,000	115,000	1,879.10				1,879.10
TOTALS	.92	63,600		68,000	131,600	2,150.34				2,150.34

* If a tax apportioned remains unpaid for three months after commitment to the Collector of Taxes, he may maintain an action in his own name under the provisions of General Laws (Ter. Ed.) Chapter 60, Section 35, as amended by Acts of 1938, Chapter 150, against the person liable for the tax in the same manner as for his own debt.

Date December 30, 19 92

Judson W. Hastings, Jr.
Mary J. Story
Elizabeth A. Massey

BOARD OF ASSESSORS

of Amherst

NAME OF CITY OR TOWN

Property Location: 135 COTTAGE ST | MAP ID: 11B/ / 167/ / | Bldg Name: | State Use: 1010

Vision ID: 7235 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/13/2006 11:10

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
RIAHI, CELIA & AUDLEY, BARBARA				
135 COTTAGE ST				
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	11B000167	Precinct	
Calc Frontag	120.2	Units	
Owner Occupi			
APR PARCELS			

GIS ID: 11B-167 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	126,200	126,200
RES LAND	1010	128,600	128,600
	Total	254,800	254,800

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RIAHI, CELIA & AUDLEY, BARBARA J	6784/ 301	09/13/2002	U	I	1	1A
RIAHI, CELIA	5334/ 62	04/01/1998	U	I	1	1A
RIAHI, CELIA	3986/ 167	07/01/1992	Q		130,000	
HOLSTEIN, BARRY R & CAROLYN M					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2007	1010	126,200	2006	1010	126,200	2005	1010	106,700
2007	1010	128,600	2006	1010	128,600	2005	1010	97,300
	Total:	254,800		Total:	254,800		Total:	204,000

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	126,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	128,600
Special Land Value	0
Total Appraised Parcel Value	254,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**254,800**

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
8/12/1997			EB		
6/5/1986			G		

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	RG10				12,000	SF	8.88	1.05	4	1.0000	1.00	CE	1.15			10.72	128,600
Total Card Land Units:							0.28	AC	Parcel Total Land Area: 0.28 AC								Total Land Value:		128,600

Property Location: 135 COTTAGE ST | **MAP ID:** 11B/ / 167/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 7235 | **Account #** | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/13/2006 11:10

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	04		Cape Cod
Model	01		Residential
Grade	22		Grade = 110%
Stories	1		1 Story
Occupancy			
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	8		8 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

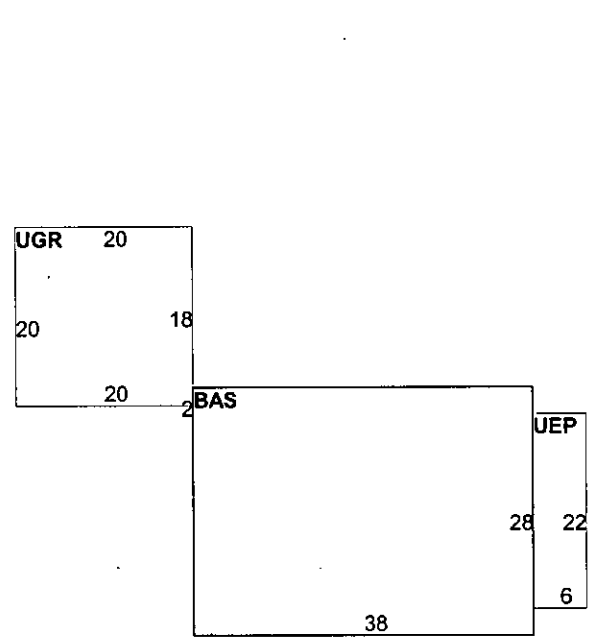
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	103.07
Section. RCN:	188,412
Net Other Adj:	0.00
Replace Cost	188,412
AYB	1940
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	33
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	67
Apprais Val	126,200
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,064	1,064	1,064	103.07	109,666
EAF	Attic, Expansion, Finished	372	1,064	372	36.04	38,342
UBM	Basement, Unfinished	0	1,064	213	20.63	21,954
UEP	Porch, Enclosed, Unfinished	0	132	59	46.07	6,081
UGR	Garage, Unfinished	0	400	120	30.92	12,368
	Ttl. Gross Liv/Lease Area:	1,436	3,724	1,828		188,412

PROP. LOC.: 135 COTTAGE ST MAP I.D.: 11B/ / 167/ /

Other i.d.: 11B000167 Bldg. 1 Card 1 of 1 Print Date: 12/23/98

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
RIAHI, CELIA % CELIA RIAHI & BARBARA AUDLEY 135 COTTAGE ST AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account No.:

PHOTO

PRECINCT

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	63,000	63,000
RESIDNTL	1010	71,400	71,400
Total		134,400	134,400

601

AMHERST, MA

MMC

RECORD OF OWNERSHIP	BK-VOL/PAGE	MO/DY/YR	Q/U/V	SALE PRICE	V.C.
RIAHI, CELIA HOLSTEIN, BARRY R & CAROLYN M	3986/167	07/01/92	Q	130,000 0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1010	63,000	98	1010	63,000	97	1010	52,400
99	1010	71,400	98	1010	71,400	97	1010	71,400
	Total	134,400		Total	134,400		Total	123,800

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)	71,400
Appraised X.F.(B) Value (Bldg)	0
Appraised O.B.(L) Value (Bldg)	0
Appraised Land Value (Bldg)	63,000
Special Land Value	0
Total Appraised Card Value	134,400
Total Appraised Parcel Value	134,400
Exemption(s)	
Net Total Appraised Parcel Value	134,400

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
08/12/97	EB		
06/05/86	G		

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	RG10				12,000.00	SF	5.20	1.15	0	1.00	CE	.88		5.25	63,000
		Total Land Units					12,000.00	SF								Total	63,000

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	04		Cape Cod
Model	01		Residential
Grade	20		Grade = 100%
Stories	1		1 Story
Occupancy	00		
Exter. Wall 1	11		Clapboard
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Inter. Wall 1	03		Plaster/SkimC
2			
Inter. Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Type	06		Steam
Air/Cn Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	1		1 Bathroom
Total Rooms	8		8 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			

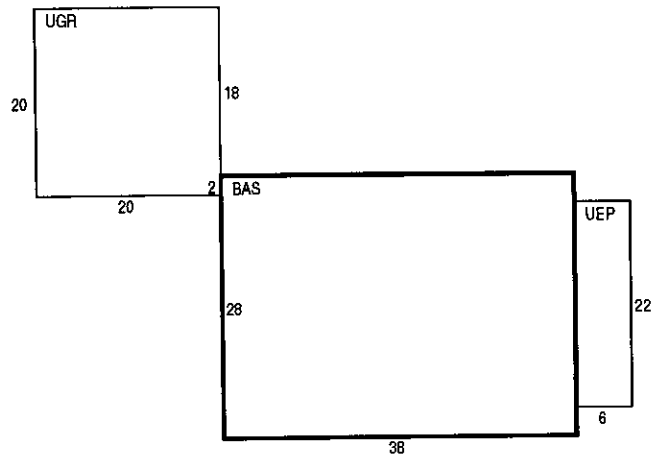
COST/MARKET VALUATION

Unadj Base Rate	52.00	
Size Adj Factor	1.0329	
Grade(Q) Index	0.97	
Adj Base Rate	52.10	
Bldg Value New		95,239
Year Built	1940	
Effctve Yr Built	1966	
Nrml Physcl Dep	25	
Functnl Obslnce	00	
Eco/Ext Obslnce	00	
Specl Cnd Code		
Specl Cnd %		
Overall % Cndtn	75	
Deprec Bldg Value		71,400

NOTES

LOT 5
ADJ INF FACTOR ON LAND
FY98

SKETCH



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,064	1,064	52.10	55,434
EAF	Attic, Expansion,	1,064	372	18.22	19,381
UBM	Basement, Unfinish	1,064	213	10.43	11,097
UEP	Porch, Enclosed, U	132	59	23.29	3,074
UGR	Garage, Unfinished	400	120	15.63	6,252
Ttl. Gross Liv/Lease Area			1,828	Bldg Value	95,239

OB-OUTBUILDINGS & YARD ITEMS (L)

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

INCOME SECTION

XF-BUILDING EXTRA FEATURES (B)

Code	Description	B	Units	Unit Price	Yr	Dp Rt	%Cnd	Appr. Value
				Total XF Value				0

(Sketch) Traverse Code

EAF[1064],PTR[L38],UGR[U18,L20,D20,R20,U2],PTR[R38],UBM[1064],BAS[L38,D28,R38,U28],PTR[L38,D28,R38,U3],UEP[R6,U22,L6,D22],PTR[R38,U28,L38,D3]