Property Location: 1 SUNSET CT | *MAP ID:* 11C/ / 42/ / | *Bldg Name:* | *State Use:* 1010

Vision ID: 246 | *Account #* 10645 | *Bldg #:* 1 of 1 | *Sec #:* 1 of 1 | *Card* 1 of 1 | *Print Date:* 01/17/2006 09:44

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
WURSTER, JOHN A		2 Public Water		
1 SUNSET CT		3 Public Sewer		
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	11C000042	Precinct	
Calc Frontag	234.9	School	
Owner Occupi			

GIS ID: 11C-42 | *ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	147,400	147,400
RES LAND	1010	140,100	140,100
		Total	287,500	287,500

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
WURSTER, JOHN A	4554/ 79	09/13/1994	U	I	153,000	1A
BERNARD, ROGER A	3600/ 5	08/01/1990	Q	I	153,000	Y
WURSTER, JOHN A	2345/ 20	04/29/1983			80,000	
HARRELSON, GINNETTE S	1792/ 195	08/23/1974			47,500	
POGUE, PATRICIA H	1724/ 272	08/17/1973			43,000	
PARKER, SUMNER R, ESTATE OF	903/ 316				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	1010	147,400	2005	1010	134,400	2004	1010	111,800
2006	1010	140,100	2005	1010	102,800	2004	1010	83,700
		Total: 287,500			*Total:* 237,200			*Total:* 195,500

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
CP/A				

NOTES

2/3 DORMER HEADROOM
MODERNIZED AND ENLARGED
KITCHEN-CERAMIC TILE,
COUNTERS 1991

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	145,100
Appraised XF (B) Value (Bldg)	2,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	140,100
Special Land Value	0
Total Appraised Parcel Value	287,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	287,500

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
92B-19	07/11/1991			6,000		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/18/2005			RD	15	DRIVE BY FIELD REVI
7/1/1993			DC		

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM MDL-01	RG10		108		12,000	SF	8.88	1.05	4	1.0000	1.00	CP	1.25			11.66	139,900
1	1010	SINGLE FAM MDL-01	RG11				1,910	SF	0.07	1.00	0	1.0000	1.00	CP	1.25			0.09	200
		Total Card Land Units:					13,910	SF	Parcel Total Land Area:		13,910 SF							Total Land Value:	140,100

Property Location: 1 SUNSET CT | **MAP ID:** 11C/ / 42/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 246 | **Account #** 10645 | **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 | **Print Date:** 01/17/2006 09:44

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	04		Cape Cod
Model	01		Residential
Grade	24		Grade = 120%
Stories	1.5		
Occupancy	1		
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	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	7		7 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

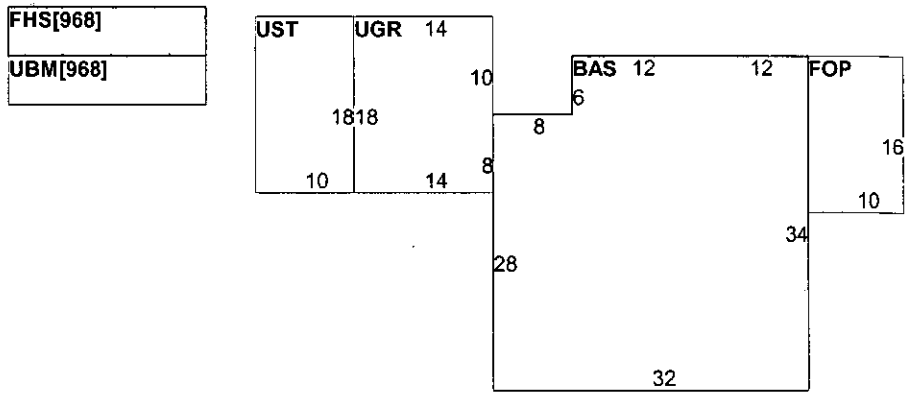
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	112.34
Section. RCN:	216,599
Net Other Adj:	0.00
Replace Cost	216,599
AYB	1931
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	145,100
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
FPL2	FIREPLCE 1.5			B	1	3,500.00	1972		1		100	2,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value
BAS	First Floor	1,040	1,040	1,040	112.34	116,838
FHS	Half Story, Finished	532	968	532	61.74	59,767
FOP	Porch, Open, Finished	0	160	32	22.47	3,595
UBM	Basement, Unfinished	0	968	194	22.52	21,795
UGR	Garage, Unfinished	0	252	76	33.88	8,538
UST	Utility, Storage, Unfinished	0	180	54	33.70	6,067
	Ttl. Gross Liv/Lease Area:	1,572	3,568	1,928		216,599

Property Location: 1 SUNSET CT **MAP ID:** 11C/ / 42/ /
Vision ID: 246 **Other ID:** 11C000042 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12:45

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
WURSTER, JOHN A		2 Public Wate		
		3 Public Sewe		
1 SUNSET CT				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # 10645 PRECINCT

Owner Occupi

PHOTO

GIS ID: 11C-42

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	83,700	83,700
RESIDNTL	1010	111,800	111,800
		Total	195,500	195,500

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
WURSTER, JOHN A	4554/ 79	09/13/1994	U	I	153,000	1A
BERNARD, ROGER A	3600/ 5	08/01/1990	Q	I	153,000	Y
WURSTER, JOHN A	2345/ 20	04/29/1983			80,000	
HARRELSON, GINNETTE S	1792/ 195	08/23/1974			47,500	
POGUE, PATRICIA H	1724/ 272	08/17/1973			43,000	
PARKER, SUMNER R, ESTATE OF	903/ 316				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2004	1010	83,700	2003	1010	79,400	2002	1010	65,600
2004	1010	111,800	2003	1010	111,800	2002	1010	110,200
		Total: 195,500			Total: 191,200			Total: 175,800

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)	109,500
Appraised XF (B) Value (Bldg)	2,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	83,700
Special Land Value	
Total Appraised Card Value	195,500
Total Appraised Parcel Value	195,500
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	195,500

NOTES

2/3 DORMER HEADROOM
MODERNIZED AND ENLARGED
KITCHEN-CERAMIC TILE,
COUNTERS 1991

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
92B-19	7/11/1991			6,000		0		

VISIT/CHANGE HISTORY

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

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10		108		12,000.00	SF	6.00	1.10	4	1.00	CP	1.05		6.96	83,500
1	1010	SINGLE FAM	RG11				1,910.00	SF	0.07	1.10	0	1.00	CP	1.05		0.08	200
						Total Card Land Units	0.32	AC	Parcel Total Land Area:			0.32 AC				Total Land Value	83,700

Property Location: 1 SUNSET CT
Vision ID: 246

MAP ID: 11C/ / 42/ /
Other ID: 11C000042

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	24		Grade = 120%
Stories	1.75		1 3/4 Stories
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	04		Forced Air-Duc
AC Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	2		2 Bathrooms
Total Rooms	7		7 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

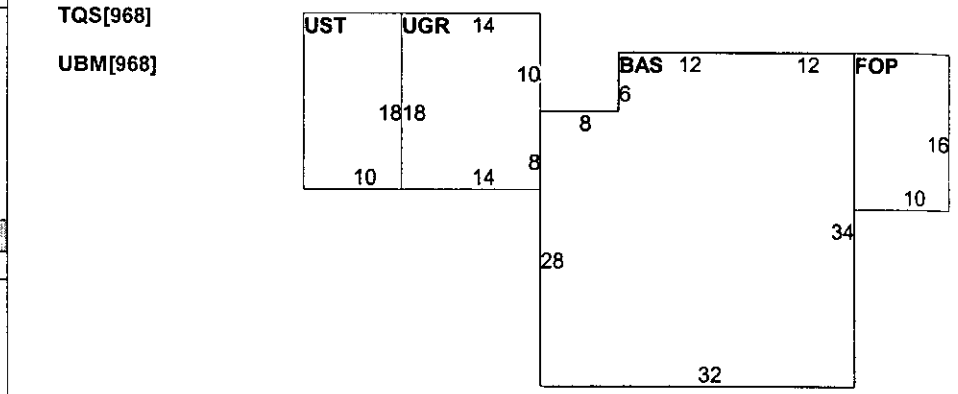
COST/MARKET VALUATION

Unadj. Base Rate	63.00
Size Adj. Factor	1.00484
Grade (Q) Index	1.19
Adj. Base Rate	75.33
Bldg. Value New	163,466
Year Built	1931
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	109,500

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL2	FIREPLCE 1.5 S	B	1	3,500.00	1969	1	100	2,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,040	1,040	1,040	75.33	78,343
FOP	Porch, Open, Finished	0	160	32	15.07	2,411
TQS	Three Quarter Story	774	968	774	60.23	58,305
UBM	Basement, Unfinished	0	968	194	15.10	14,614
UGR	Garage, Unfinished	0	252	76	22.72	5,725
UST	Utility, Storage, Unfinished	0	180	54	22.60	4,068
Ttl. Gross Liv/Lease Area		1,814	3,568	2,170	Bldg Val:	163,466

Property Location: 1 SUNSET CT **MAP ID:** 11C/ / 42/ /
Vision ID: 246 **Other ID:** 11C000042 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/30/2004 11:57

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
WURSTER, JOHN A		2 Public Wate		
		3 Public Sewe		
1 SUNSET CT				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account #
Precinct
School
Owner Occupi

GIS ID: 11C-42

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	102,800	102,800
RESIDNTL	1010	134,400	134,400
	Total	237,200	237,200

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
WURSTER, JOHN A	4554/ 79	09/13/1994	U	I	153,000	1A
BERNARD, ROGER A	3600/ 5	08/01/1990	Q	I	153,000	Y
WURSTER, JOHN A	2345/ 20	04/29/1983			80,000	
HARRELSON, GINNETTE S	1792/ 195	08/23/1974			47,500	
POGUE, PATRICIA H	1724/ 272	08/17/1973			43,000	
PARKER, SUMNER R, ESTATE OF	903/ 316				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2005	1010	102,800	2004	1010	83,700	2003	1010	79,400
2005	1010	134,400	2004	1010	111,800	2003	1010	111,800
	Total:	237,200		*Total:*	195,500		*Total:*	191,200

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	132,100
Appraised XF (B) Value (Bldg)	2,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	102,800
Special Land Value	
Total Appraised Card Value	237,200
Total Appraised Parcel Value	237,200
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	237,200

NOTES

2/3 DORMER HEADROOM
MODERNIZED AND ENLARGED
KITCHEN-CERAMIC TILE,
COUNTERS 1991

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
92B-19	7/11/1991			6,000		0		

VISIT/CHANGE HISTORY

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

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10		108		12,000.00	SF	7.37	1.05	4	1.00	CP	1.10		8.55	102,600
1	1010	SINGLE FAM	RG11				1,910.00	SF	0.07	1.00	0	1.00	CP	1.10		0.08	200
						Total Card Land Units	13,910.00	SF	*Parcel Total Land Area:*			13,910 SF				*Total Land Value*	102,800

Property Location: 1 SUNSET CT
Vision ID: 246

MAP ID: 11C/ / 42/ /
Other ID: 11C000042

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	24		Grade = 120%
Stories	1.75		1 3/4 Stories
Occupancy	01		
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	04		Forced Air-Duc
AC Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	2		2 Bathrooms
Total Rooms	7		7 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

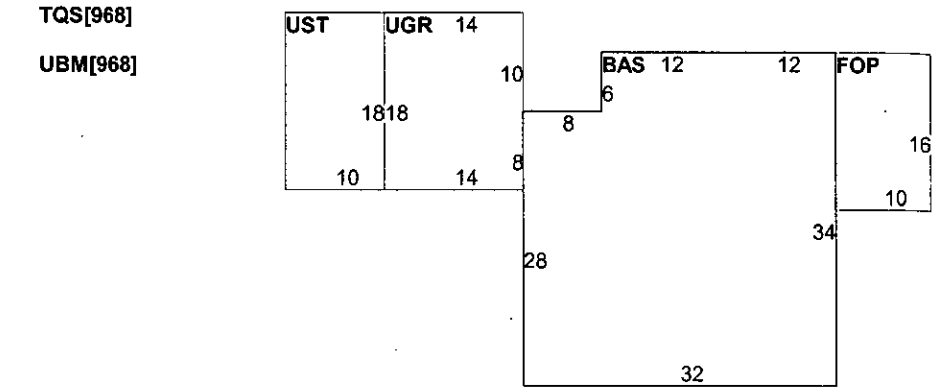
COST/MARKET VALUATION

Unadj. Base Rate	76.00
Size Adj. Factor	1.00484
Grade (Q) Index	1.19
Adj. Base Rate	90.88
Bldg. Value New	197,210
Year Built	1931
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	132,100

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL2	FIREPLCE 1.5 S	B	1	3,500.00	1970	1	100	2,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,040	1,040	1,040	90.88	94,515
FOP	Porch, Open, Finished	0	160	32	18.18	2,908
TQS	Three Quarter Story	774	968	774	72.67	70,341
UBM	Basement, Unfinished	0	968	194	18.21	17,631
UGR	Garage, Unfinished	0	252	76	27.41	6,907
UST	Utility, Storage, Unfinished	0	180	54	27.26	4,908
Ttl. Gross Liv/Lease Area		1,814	3,568	2,170	Bldg Val:	197,210

Property Location: 1 SUNSET CT **MAP ID:** 11C/ / 42/ /
Vision ID: 246 **Other ID:** 11C000042 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/01/2000

CURRENT OWNER

WURSTER, JOHN A

1 SUNSET CT
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	1010	65,600	65,600
RESIDNTL	1010	100,400	100,400
	Total	166,000	166,000

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
WURSTER, JOHN A	4554/ 79	09/13/1994	U	I	153,000	1A
BERNARD, ROGER A	3600/ 5	08/01/1990	Q	I	153,000	Y
WURSTER, JOHN A	2345/ 20	04/29/1983			80,000	
HARRELSON, GINNETTE S	1792/ 195	08/23/1974			47,500	
POGUE, PATRICIA H	1724/ 272	08/17/1973			43,000	
PARKER, SUMNER R, ESTATE OF	903/ 316				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2001	1010	65,600	2000	1010	65,800	1999	1010	59,500
2001	1010	100,400	2000	1010	100,400	1999	1010	89,200
	Total:	166,000		Total:	166,200		Total:	148,700

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	98,000
Appraised XF (B) Value (Bldg)	2,400
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	65,600
Special Land Value	
Total Appraised Card Value	166,000
Total Appraised Parcel Value	166,000
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	**166,000**

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
92B-19	7/11/91			6,000		0		

VISIT/CHANGE HISTORY

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

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10		108		12,000.00	SF	5.20	1.05	0	1.00	CP	1.00	SPCL(7%)Notes:	5.46	65,500
1	1010	SINGLE FAM	RG11				1,910.00	SF	0.07	1.05	0	1.00	CP	1.00	SPCL(7%)Notes:	0.07	100
						Total Card Land Units	13,910.00	SF	Parcel Total Land Area:			13,910 SF				Total Land Value	65,600

Property Location: 1 SUNSET CT
Vision ID: 246

MAP ID: 11C/ / 42/ /
Other ID: 11C000042

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	23		Grade = 115%
Stories	1.5		1 1/2 Stories
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	04		Forced Air-Duc
AC Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	2		2 Bathrooms
Total Rooms	7		7 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

COST/MARKET VALUATION

Unadj. Base Rate	55.00
Size Adj. Factor	1.01307
Grade (Q) Index	1.14
Adj. Base Rate	63.52
Bldg. Value New	122,467
Year Built	1931
Eff. Year Built	
Nrml Physcl Dep.	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	98,000

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

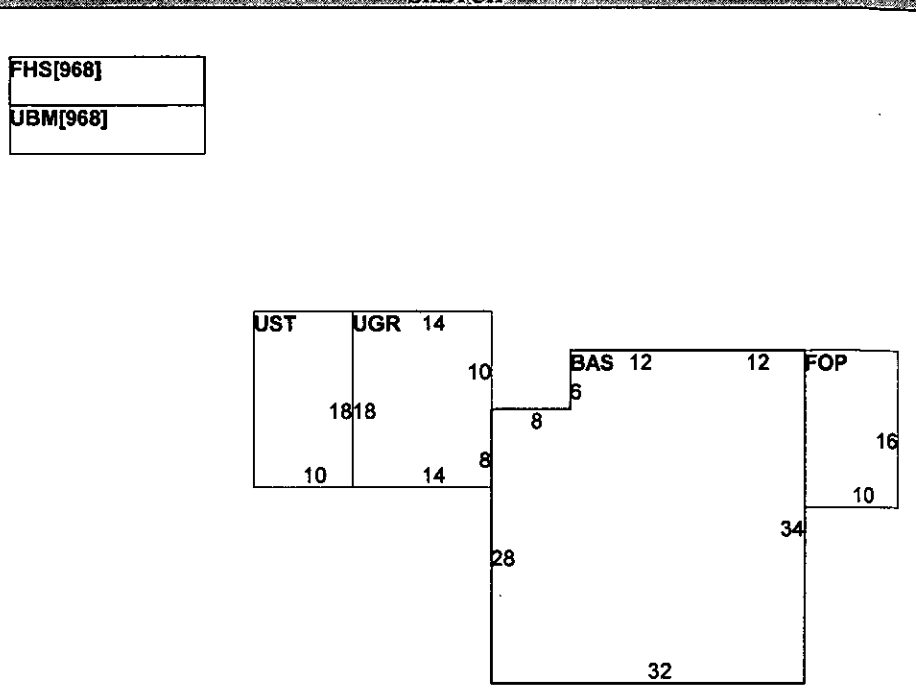
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL2	FIREPLCE 1.5 S	B	1	3,000.00	1976	1	100	2,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,040	1,040	1,040	63.52	66,061
FHS	Half Story, Finished	532	968	532	34.91	33,793
FOP	Porch, Open, Finished	0	160	32	12.70	2,033
UBM	Basement, Unfinished	0	968	194	12.73	12,323
UGR	Garage, Unfinished	0	252	76	19.16	4,828
UST	Utility, Storage, Unfinished	0	180	54	19.06	3,430
Ttl. Gross Liv/Lease Area		1,572	3,568	1,928	Bldg Val:	122,467

SKETCH



Property Location: 1 SUNSET CT
Vision ID: 246
MAP ID: 11C/ / 42/ /
Other ID: 11C000042
Bldg #: 1 **Card** 1 **of** 1
Print Date: 01/03/2002 08:11

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
WURSTER, JOHN A		2 Public Wate		
		3 Public Sewe		
1 SUNSET CT				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	65,600	65,600
RESIDNTL	1010	110,200	110,200
		Total	175,800	175,800

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
WURSTER, JOHN A	4554/ 79	09/13/1994	U	I	153,000	1A
BERNARD, ROGER A	3600/ 5	08/01/1990	Q	I	153,000	Y
WURSTER, JOHN A	2345/ 20	04/29/1983			80,000	
HARRELSON, GINNETTE S	1792/ 195	08/23/1974			47,500	
POGUE, PATRICIA H	1724/ 272	08/17/1973			43,000	
PARKER, SUMNER R, ESTATE OF	903/ 316				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2002	1010	65,600	2001	1010	65,600	2000	1010	65,8
2002	1010	110,200	2001	1010	100,400	2000	1010	100,4
		Total: 175,800			Total: 166,000			Total: 166,2

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assesso

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	107,8
Appraised XF (B) Value (Bldg)	2,4
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	65,6
Special Land Value	
Total Appraised Card Value	175,8
Total Appraised Parcel Value	175,8
Valuation Method:	Cost/Market Valuat
Exemptions	
Net Total Appraised Parcel Value	175,8

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
92B-19	7/11/91			6,000		0		

VISIT/CHANGE HISTORY

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

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10		108		12,000.00	SF	5.20	1.05	0	1.00	CP	1.00		5.46	65,5
1	1010	SINGLE FAM	RG11				1,910.00	SF	0.07	1.05	0	1.00	CP	1.00		0.07	1
						Total Card Land Units	0.32	AC	Parcel Total Land Area:			0.32 AC				Total Land Value	65,6

Property Location: 1 SUNSET CT
Vision ID: 246
MAP ID: 11C/ / 42/ /
Other ID: 11C000042
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	23		Grade = 115%
Stories	1.5		1 1/2 Stories
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	04		Forced Air-Duc
AC Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	2		2 Bathrooms
Total Rooms	7		7 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

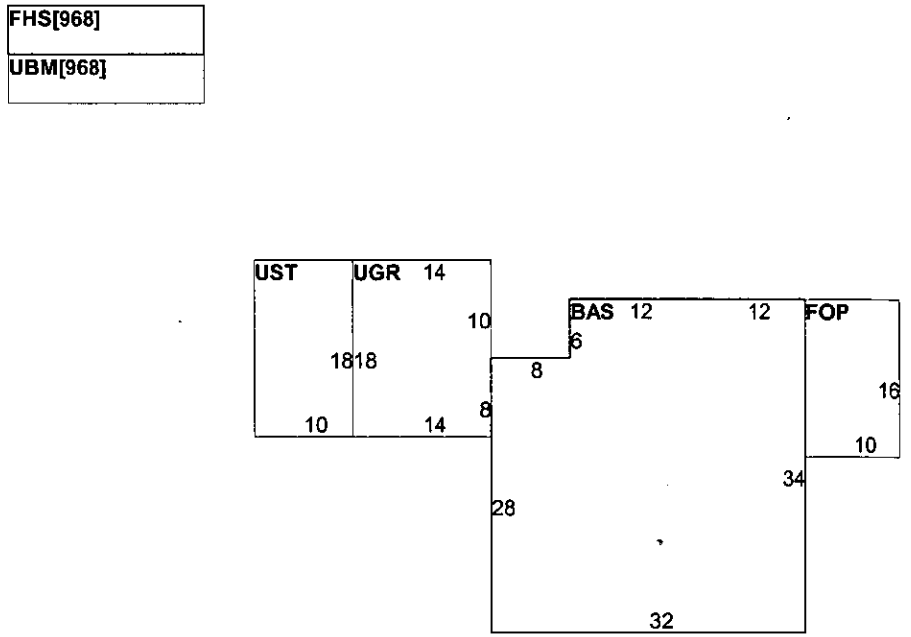
COST/MARKET VALUATION

Unadj. Base Rate	60.50
Size Adj. Factor	1.01307
Grade (Q) Index	1.14
Adj. Base Rate	69.87
Bldg. Value New	134,709
Year Built	1931
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	107,800

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL2	FIREPLCE 1.5 S	B	1	3,000.00	1976	1	100	2,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,040	1,040	1,040	69.87	72,665
FHS	Half Story, Finished	532	968	532	38.40	37,171
FOP	Porch, Open, Finished	0	160	32	13.97	2,236
UBM	Basement, Unfinished	0	968	194	14.00	13,555
UGR	Garage, Unfinished	0	252	76	21.07	5,310
UST	Utility, Storage, Unfinished	0	180	54	20.96	3,773

Property Location: 1 SUNSET CT **MAP ID:** 11C/ / 42/ /
Vision ID: 246 **Other ID:** 11C000042 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 03/26/2003 09:58

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
WURSTER, JOHN A		2 Public Wate		
		3 Public Sewe		
1 SUNSET CT				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # 10645 PRECINCT

Owner Occupi

PHOTO

GIS ID: 11C-42

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	79,400	79,400
RESIDNTL	1010	111,800	111,800
	Total	191,200	191,200

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
WURSTER, JOHN A	4554/ 79	09/13/1994	U	I	153,000	1A
BERNARD, ROGER A	3600/ 5	08/01/1990	Q	I	153,000	Y
WURSTER, JOHN A	2345/ 20	04/29/1983			80,000	
HARRELSON, GINNETTE S	1792/ 195	08/23/1974			47,500	
POGUE, PATRICIA H	1724/ 272	08/17/1973			43,000	
PARKER, SUMNER R, ESTATE OF	903/ 316				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2003	1010	79,400	2002	1010	65,600	2001	1010	65,600
2003	1010	111,800	2002	1010	110,200	2001	1010	100,400
Total:		191,200	*Total:*		175,800	*Total:*		166,000

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)	109,500
Appraised XF (B) Value (Bldg)	2,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	79,400
Special Land Value	
Total Appraised Card Value	191,200
Total Appraised Parcel Value	191,200
Valuation Method:	Cost/Market Valuation
Exemptions	0
Net Total Appraised Parcel Value	191,200

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
92B-19	7/11/1991			6,000		0		

VISIT/CHANGE HISTORY

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

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10		108		12,000.00	SF	6.00	1.10	4	1.00	CP	1.00		6.60	79,200
1	1010	SINGLE FAM	RG11				1,910.00	SF	0.07	1.10	0	1.00	CP	1.00		0.08	200
			Total Card Land Units				13,910.00	SF	*Parcel Total Land Area:*			13,910 SF				*Total Land Value*	79,400

Property Location: 1 SUNSET CT
Vision ID: 246
MAP ID: 11C/ / 42/ /
Other ID: 11C000042
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	24		Grade = 120%
Stories	1.75		1 3/4 Stories
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	04		Forced Air-Duc
AC Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	2		2 Bathrooms
Total Rooms	7		7 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

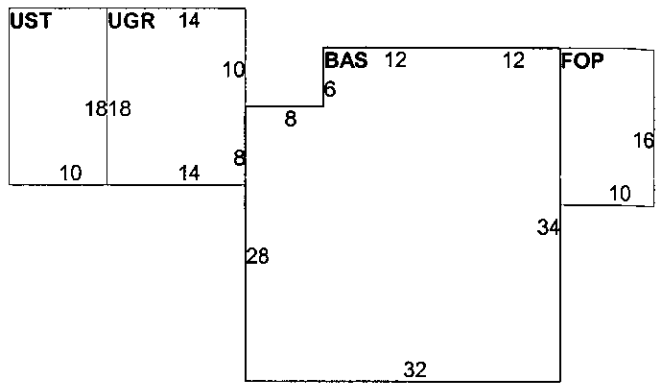
COST/MARKET VALUATION

Unadj. Base Rate	63.00
Size Adj. Factor	1.00484
Grade (Q) Index	1.19
Adj. Base Rate	75.33
Bldg. Value New	163,466
Year Built	1931
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	109,500

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL2	FIREPLCE 1.5 S	B	1	3,500.00	1969	1	100	2,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,040	1,040	1,040	75.33	78,343
FOP	Porch, Open, Finished	0	160	32	15.07	2,411
TQS	Three Quarter Story	774	968	774	60.23	58,305
UBM	Basement, Unfinished	0	968	194	15.10	14,614
UGR	Garage, Unfinished	0	252	76	22.72	5,725
UST	Utility, Storage, Unfinished	0	180	54	22.60	4,068
Ttl. Gross Liv/Lease Area		1,814	3,568	2,170	Bldg Val:	163,466

MAP 11-C LOT 42 **PROPERTY ASSESSMENT RECORD – TOWN OF AMHERST, MASSACHUSETTS** CARD NO.

1 Sunset Court

13,910 SF

LAND AREA 52 rds ~~0.33 A~~

	RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
10645	Wurster, John A.	153,000	9/13/94	4554	79
11894	Bernard, Roger A.	153,000	8/1/90	3600	5
6731	Wurster, John A.	80,000	4/29/83	2345	20
acct: 1434	Harrelson, Ginnette S.	47,500	8/23/74	1792	195
~~14167~~	Pogue, Patricia H.	43,000	8/17/73	1724	272
	Parker, Sumner R. Estate of	~~1762~~		903	316

ASSESSMENT RECORD % Harriet E. Parker (Irrev. Life Tenant)

	1963	1964	1970	1978	1980	1981	1982	1984	1985	1986
DWELLING – garage	5400									
GARAGE										
3-22-77										
		✓✓✓	✓✓✓	✓						
TOTAL VALUE BUILDINGS	5400	17290	23810	32900	38400	50700	54300	58200	64900	67600
TOTAL VALUE LAND	800	3320	7990	10400	10900	15900	15900	19000	19000	23900
TOTAL VALUE LAND & BUILDINGS	6200	20610	31800	43300	49300	66600	70200	77200	83900	91500

PROPERTY FACTORS

TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER
HIGH	
LOW	
ROLLING	
SWAMP	
	PAVED
	SEMI-IMP.
	DIRT
	SIDEWALK

MEMORANDA

BUILDING PERMIT RECORD

	EST. COST	PERMIT NO.	DATE
Constr. addition	6000.	92B-19	7-91

	1987	1988	19
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS	88400	88400	
TOTAL VALUE LAND	49600	57100	
TOTAL VALUE LAND & BUILDINGS	138000	145500	

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

LAND | BLDG | SALE | RENT | EXPE | NET I | LAND | BLDG

TOTAL

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
107	130	33-	94%	31-	3320
C.I.					
TOTAL VALUE LAND					3320
TOTAL VALUE BUILDINGS					17290
TOTAL VALUE LAND & BUILDINGS					20610

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
12		65			7800
1,910		10			190
C.I.					
TOTAL VALUE LAND					7990
TOTAL VALUE BUILDINGS					23810
TOTAL VALUE LAND & BUILDINGS					31800

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	✓
⅛ ½ ¾	
NO BASEMENT	
HEAD ROOM 7'	

WALLS

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

ROOFING

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

FRAMING

WOOD JOIST	
GOOD 2-1-8	✓
TIMBER, BEAMS & COLS	
STEEL BEAMS & COLS	
WOOD RAFTERS	

NO. OF ROOMS

BSMT.		2ND	2
1ST	5	3RD	

FLOORS

	B	1	2	3
CEMENT	✓			
EARTH				
PINE			✓	
HARDWOOD		✓		
ASPH. TILE				

ATTIC STRS. & FLOOR

INTERIOR FINISH

	B	1	2	3
PINE				
HARDWOOD				
PLASTER		✓	✓	
DRY WALL				
UNFINISHED	✓			

FIN. BSMT. AREA	
FIN. ATTIC AREA	
FIREPLACE	1/1 ✓
MODERN KITCHEN	6 R 16

HEATING

PIPELESS FURNACE	
HOT AIR FURNACE	
FORCED AIR FURNACE	✓
STEAM	
HOT WATER OR VAPOR	
AIR CONDITIONING	
RADIANT HEATING	
UNIT HEATERS	
AUTO BURNER	0/2 ✓
NO HEATING	

PLUMBING

BATHROOM	2 ✓
TOILET ROOM	
WATER CLOSET	
LAVATORY	
KITCHEN SINK	✓
STD. WATER HEATER	
AUTO. WATER HEATER	
NO PLUMBING	
MODERN FIXTURES	OLD
TILE BATH FLR. & WSCT.	✓
TILE TOILET FLR. & WSCT.	

LIGHTING

NO LIGHTING

NOTES – SPECIAL EQUIPMENT

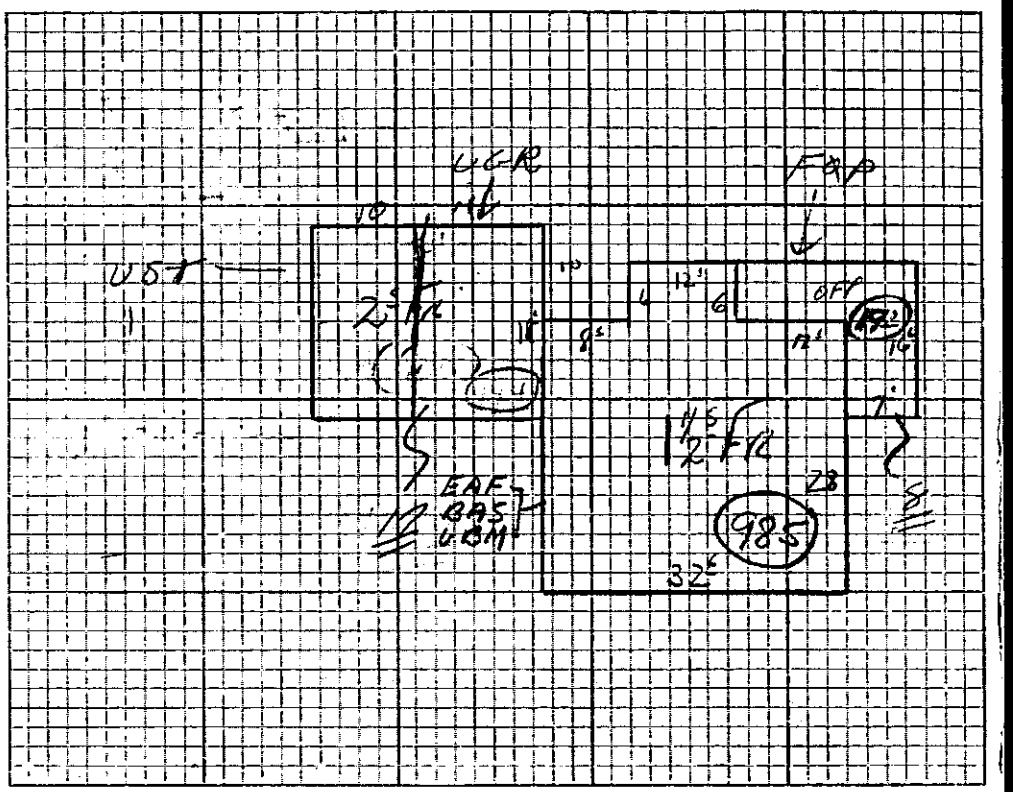
DESIGN

CAPE	✓
RANCH TYPE	
SPLIT LEVEL	
CONVENTIONAL	
DESIGN FACTOR	%
GRADE FACTOR	+5 %

COMPUTATIONS

	UNIT	AMOUNT
	985 S.F.	20150
ADD. & PCHS.		+2500
WALL HT.		
BSMT. AREA		
FINISH		
ATTIC		
HEATING		
PLUMBING		+600
O. F.		
TOTAL		23250
FACTOR		x 1.28
REPL. VALUE		29760

SKETCH



DESCRIPTION OF OBSOLESCENCE

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

SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VAL.	OBSOL. DEPR.	SOUND VAL.
DWELLING	1½ STY FR 21	C-5	1931		F/V	29760	20%		—	23810
GARAGE	SKETCH									
COMMERCIAL										

DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED	TOTAL VALUE BUILDINGS	23X10
12-17-63	H.A.	A.H.C.	P.P.	F.D.	90	✓		

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

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
11894	BARNARD, ROGER A.	11C-000-042	1 SUNSET CT	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 5 15 100	119,172	89,500

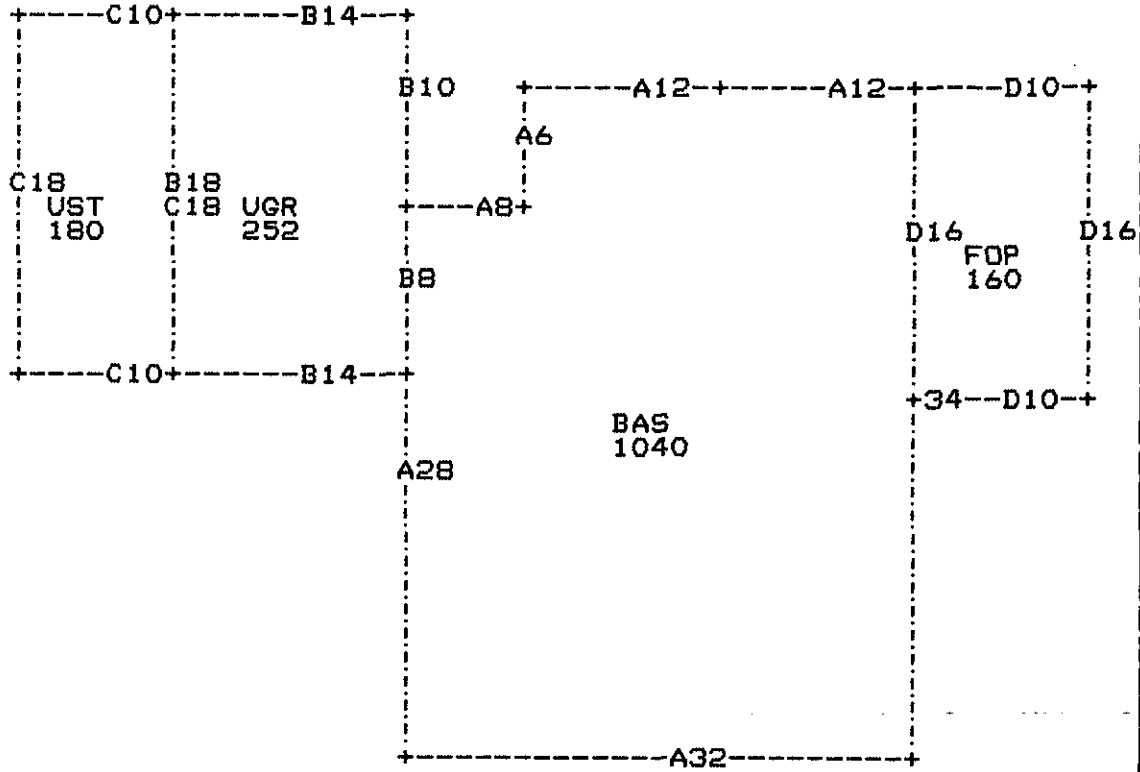
SCALE IS 1:14

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 FHA DUCTED
STRUCTURAL FRAME	WOOD
FLOOR COVER 1	HARDWOOD
FLOOR COVER 2	
CEILING/INSUL	

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

YEAR BUILT	1931
NUMBER STORIES	1.5
PERIMETER MULT	104
QUALITY	AVERAGE
SHAPE/DESIGN	115
WALL HEIGHT	8.0
EFFECT BASE RATE	61.32



SEC	TYPE	GROSS	PCT	EFFECT	RPL COST
A	BAS	1040	100	1040	63,771
B	UGR	252	30	76	4,660
C	UST	180	30	54	3,311
D	FOP	160	20	32	1,962
E	FHS	968	55	532	32,622
F	UBM	968	20	194	11,896
SUBTL		3568		1928	118,222
FIREPLACE		1 FLUES,	1 OPENS		950
GRAND TOTAL					119,172

BUILDING DIMENSIONS

DL12/DD6/DL8/DD28/DR32/DU34/DL12/
ML12/MD6/ML8/DU10/DL14/DD18/DR14/DU8/
ML12/MD6/ML8/MU10/ML14/DL10/DD18/DR10/DU18/
MR12/DR10/DD16/DL10/DU16/

AMHERST, MA

11C/000/042

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
11894	BARNARD, ROGER A.	11C-000-042	1 SUNSET CT	01/20/94	1 OF 1

ACCOUNT	TAX OWNER	ACRES: .32		CITY:	LAST APPRAISED
11894	BARNARD, ROGER A.	LOTS: 0	EXEMPT: N	NBRHD: CP	BY DC ON 07/01/93
		DEED BP: 3600/5		PLAT BP:	

SALE INFORMATION: DATE: 08/01/90 PRICE 153000

VALUE SUMMARY

	LAND MKT	LAND USE	BUILDING	OUTBLDG	TOTAL MKT	TOTAL USE
MULTIPLE USE	$0	$0	$0	$0	$0	$0
RESIDENTIAL	$55,700	$55,700	$89,500	$0	$145,200	$145,200
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 ***	$55,700	$55,700	$89,500	$0	$145,200	$145,200

2/3 DORMER HEADROOM
MODERNIZED AND ENLARGED KITCHEN-CERAMIC TILE, COUNTERS 1991

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	100.00	12000.00	SF	5.20	100	105	105	5.46	53,700	
2	101	LAND 1 FAMILY	RG11		1910.00	SF	0.78	100	105	105	0.82	1,300	
3	101	LAND 1 FAMILY	RG12	8.00	8.00	FF	104.00	100	105	105	109.20	700	

OUTBUILDINGS & EXTRA FEATURES

NO	TYPE	DESCRIPTION	AREA	U PRICE	RCN	PHYS	VALUE

Property Location: 1 SUNSET CT | MAP ID: 11C/ / 42/ / | Bldg Name: | State Use: 1010

Vision ID: 246 | Account # 10645 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/13/2006 11:17

CURRENT OWNER
WURSTER, JOHN A
C/O AZEVEDO, FLAVIO & DARLACH
1 SUNSET CT

AMHERST, MA 01002
Additional Owners:

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

SUPPLEMENTAL DATA

Other ID:	11C000042	Precinct	
Calc Frontag	234.9	Units	
Owner Occupi			
APR PARCELS			

GIS ID: 11C-42 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	132,800	132,800
RES LAND	1010	140,100	140,100
	Total	272,900	272,900

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
AZEVEDO, FLAVIO S & DARLACH, CARMEN X	8926/ 298	10/27/2006	Q	I	370,000	00
WURSTER, JOHN A	4554/ 79	09/13/1994	U	I	153,000	1A
BERNARD, ROGER A	3600/ 5	08/01/1990	Q	I	153,000	Y
WURSTER, JOHN A	2345/ 20	04/29/1983			80,000	
HARRELSON, GINNETTE S	1792/ 195	08/23/1974			47,500	
POGUE, PATRICIA H	1724/ 272	08/17/1973			43,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2007	1010	132,800	2006	1010	147,400	2005	1010	134,400
2007	1010	140,100	2006	1010	140,100	2005	1010	102,800
	Total:	272,900		Total:	287,500		Total:	237,200

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	130,500
Appraised XF (B) Value (Bldg)	2,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	140,100
Special Land Value	0
Total Appraised Parcel Value	272,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	272,900

ASSESSING NEIGHBORHOOD

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

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
92B-19	07/11/1991			6,000		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
3/15/2006	01		DB	43	Abatement chg Reinspec
10/18/2005			RD	15	DRIVE BY FIELD REVI
7/1/1993			DC		

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM MDL-01	RG10		108		12,000	SF	8.88	1.05	4	1.0000	1.00	CP	1.25			11.66	139,900
1	1010	SINGLE FAM MDL-01	RG11				1,910	SF	0.07	1.00	0	1.0000	1.00	CP	1.25			0.09	200

Total Card Land Units: 0.32 AC | Parcel Total Land Area: 0.32 AC | Total Land Value: 140,100

Property Location: 1 SUNSET CT | **MAP ID:** 11C/ / 42/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 246 | **Account #** 10645 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/13/2006 11:17

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	04		Cape Cod
Model	01		Residential
Grade	22		Grade = 110%
Stories	1.5		
Occupancy	1		
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	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	7		7 Rooms
Bath Style	02		Average
Kitchen Style	01		Old Style

CONSTRUCTION DETAIL (CONTINUED)

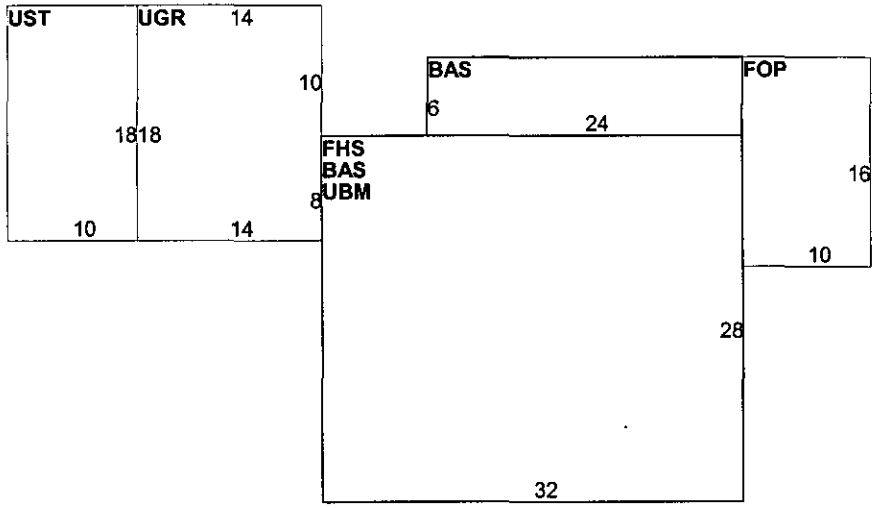
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	103.96
Section. RCN:	194,823
Net Other Adj:	0.00
Replace Cost	194,823
AYB	1931
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	130,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



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

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL2	FIREPLCE 1.5			B	1	3,500.00	1972		1		100	2,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,040	1,040	1,040	103.96	108,119
FHS	Half Story, Finished	493	896	493	57.20	51,253
FOP	Porch, Open, Finished	0	160	32	20.79	3,327
UBM	Basement, Unfinished	0	896	179	20.77	18,609
UGR	Garage, Unfinished	0	252	76	31.35	7,901
UST	Utility, Storage, Unfinished	0	180	54	31.19	5,614
	Ttl. Gross Liv/Lease Area:	1,533	3,424	1,874		194,823

PROP. LOC.: 1 SUNSET CT

MAP I.D.: 11C/ / 42/ /

Other i.d.: 11C000042

Bldg. 1 Card 1 of 1

Print Date: 01/11/99

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
WURSTER, JOHN A 1 SUNSET CT AMHERST, MA 01002		2 Public W 3 Public S		

SUPPLEMENTAL DATA

Account No.:

PHOTO

PRECINCT

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	59,500	59,500
RESIDNTL	1010	89,200	89,200
Total		148,700	148,700

601

AMHERST, MA

MMC

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	MO/DY/YR	q	u/v	SALE PRICE	V.C.
WURSTER, JOHN A	4554/79	09/13/94	U	I	153,000	1A
BERNARD, ROGER A	3600/5	08/01/90	Q	I	153,000	Y
WURSTER, JOHN A	2345/20	04/29/83			80,000	
HARRELSON, GINNETTE S	1792/195	08/23/74			47,500	
POGUE, PATRICIA H	1724/272	08/17/73			43,000	
PARKER, SUMNER R, ESTATE OF	903/316				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1010	59,500	98	1010	59,500	97	1010	60,800
99	1010	89,200	98	1010	89,200	97	1010	89,200
	Total	148,700		Total	148,700		Total	150,000

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)	86,800
Appraised X.F.(B) Value (Bldg)	2,400
Appraised O.B.(L) Value (Bldg)	0
Appraised Land Value (Bldg)	59,500
Special Land Value	0
Total Appraised Card Value	148,700
Total Appraised Parcel Value	148,700
Exemption(s)	
Net Total Appraised Parcel Value	148,700

BUILDING PERMIT RECORD

Permit I.D.#	Issue Date	Type	Description	Amount	Insp. Date	%Cmp	Date Cmp	Comments
92B-19	071191			6,000		0		

VISIT/CHANGE HISTORY

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

LAND LINE DATA AND VALUATION SECTION

B#	UsCd	Description	Zone	D	Frntg	Depth	No. of Units	Tp	Unit Price	I. Fctr	Sl	Cn Fct	Nhbhd	Adj.	Notes-Adj/Spcl Lnd Prcng	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10		100		12,000.00	SF	5.20	1.05	0	1.00	CP	.90		4.94	59,300
1	1010	SINGLE FAM	RG11				1,910.00	SF	0.07	1.05	0	1.00	CP	.90		0.07	100
1	1010	SINGLE FAM	RG12		8		8.00	FF	18.00	1.05	0	1.00	CP	.90		17.10	100
		Total Land Units					13,910.00	SF								Total	59,500

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	04		Cape Cod
Model	01		Residential
Grade	23		Grade = 115%
Stories	1.5		1 1/2 Stories
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	04		Forced Air-Duc
Air/Cn Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	2		2 Bathrooms
Total Rooms	7		7 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data/Elements

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

Condo./Coop. Data

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

COST/MARKET VALUATION

Unadj Base Rate	52.00	
Size Adj Factor	1.0131	
Grade(Q) Index	1.14	
Adj Base Rate	60.05	
Bldg Value New		115,776
Year Built	1931	
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		86,800

NOTES

2/3 DORMER HEADROOM
MODERNIZED AND ENLARGED
KITCHEN-CERAMIC TILE,
COUNTERS 1991

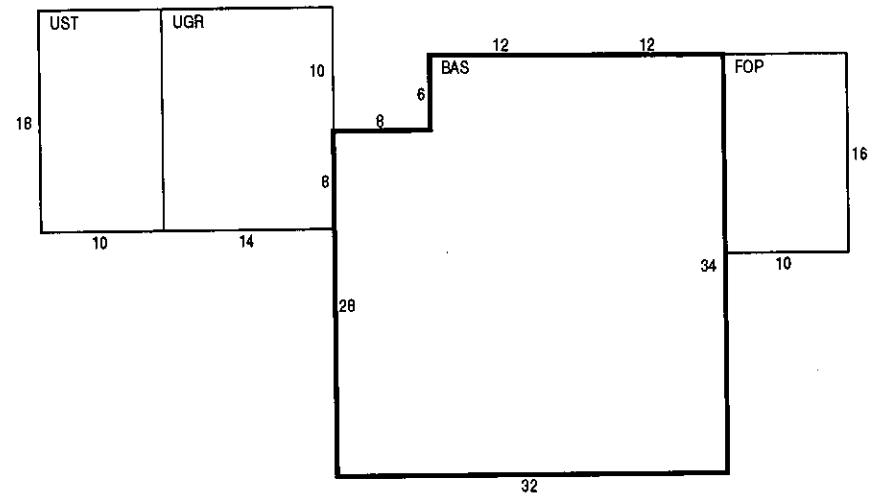
OB-OUTBUILDINGS & YARD ITEMS (L)

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	1,040	1,040	60.05	62,452
FHS	Half Story, Finish	968	532	33.00	31,947
FOP	Porch, Open, Finis	160	32	12.01	1,922
UBM	Basement, Unfinish	968	194	12.03	11,650
UGR	Garage, Unfinished	252	76	18.11	4,564
UST	Utility, Storage,	180	54	18.02	3,243
Ttl. Gross Liv/Lease Area			1,928	Bldg Value	115,776

XF-BUILDING EXTRA FEATURES (B)

Code	Description	B	Units	Unit Price	Yr	Dp Rt	%Cnd	Appr. Value
FPL2	FIREPLCE 1.5 S	B	1	3,000.00	76	1.00	100	2,400
				Total XF Value				2,400

(Sketch) Traverse Code

FHS[968],BAS[L12,D6,L8,D28,R32,U34,L12],PTR[L12,D6,L8,U10,L14],UST[L10,D18,R10,U18],PTR[R12,U6,R8,D10,R14],PTR[L12,D6,L8],UGR[U10,L14, D18,R14,U8],PTR[R12,U6,R8],UBM[968],PTR[R12],FOP[R10,D16,L10,U16], PTR[L12]