Property Location: 24 MCCLURE ST | *MAP ID:* 11C/ / 44/ / | *Bldg Name:* | *State Use:* 1010

Vision ID: 228 | *Account #* 1436 | *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
PORTUGES, CATHERINE E		2 Public Water		
24 MCCLURE ST		3 Public Sewer		
AMHERST, MA 01002				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	11C000044	Precinct	
Calc Frontag	65.7	School	
Owner Occupi			
GIS ID: 11C-44		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	149,900	149,900
RES LAND	1010	136,600	136,600
	Total	286,500	286,500

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
PORTUGES, CATHERINE E	2241/ 293	08/31/1981	Q		71,000	
PASHAYAN, JOHN J & EDITH F	2120/ 251	08/30/1979			56,900	
HOLST, CLAIRE	1578/ 121	08/01/1970			0	
GONON, ISABELLE C	1260/ 274	01/01/1958			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	1010	149,900	2005	1010	125,900	2004	1010	105,200
2006	1010	136,600	2005	1010	100,700	2004	1010	83,500
	Total:	286,500		Total:	226,600		Total:	188,700

EXEMPTIONS

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

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	145,200
Appraised XF (B) Value (Bldg)	4,700
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	136,600
Special Land Value	0
Total Appraised Parcel Value	286,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**286,500**

ASSESSING NEIGHBORHOOD

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

NOTES

3/4 DORMER

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
10/18/2005			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				7,120	SF	14.62	1.05	4	1.0000	1.00	CP	1.25				19.19	136,600

Total Card Land Units: 7,120 SF | Parcel Total Land Area: 7,120 SF | Total Land Value: 136,600

Property Location: 24 MCCLURE ST | **MAP ID:** 11C/ / 44/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 228 | **Account #** 1436 | **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	1.75		1 3/4 Stories
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	05		Drywall/Sheet
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	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

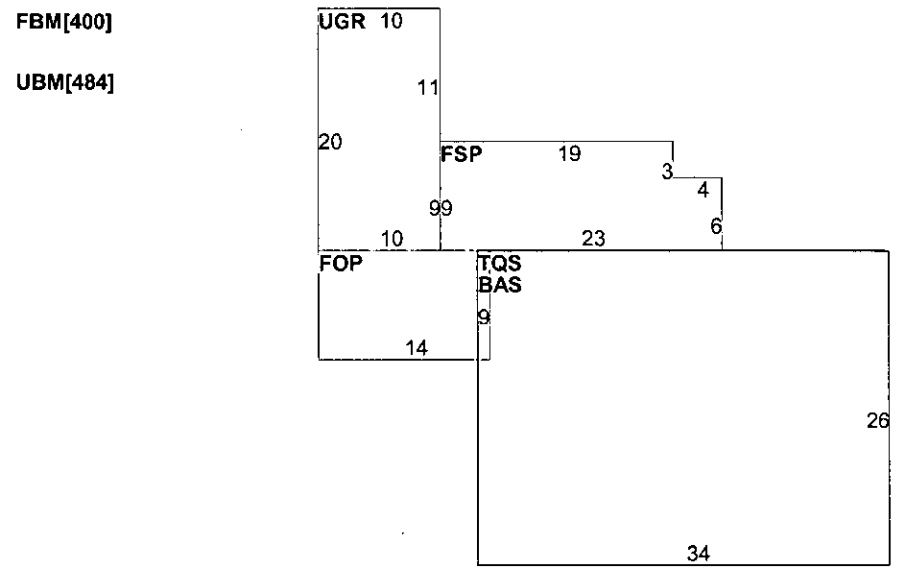
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	108.84
Section. RCN:	216,700
Net Other Adj:	0.00
Replace Cost	216,700
AYB	1941
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	145,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



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	2	3,500.00	1972		1		100	4,700

No Photo On Record

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value
BAS	First Floor	884	884	884	108.84	96,215
FBM	Basement, Finished	0	400	140	38.09	15,238
FOP	Porch, Open, Finished	0	126	25	21.60	2,721
FSP	Porch, Screen, Finished	0	195	78	43.54	8,490
TQS	Three Quarter Story	707	884	707	87.05	76,950
UBM	Basement, Unfinished	0	484	97	21.81	10,557
UGR	Garage, Unfinished	0	200	60	32.65	6,530
	Ttl. Gross Liv/Lease Area:	1,591	3,173	1,991		216,700

Property Location: 24 MCCLURE ST
Vision ID: 228

MAP ID: 11C/ / 44/ /
Other ID: 11C000044

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12:45

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
PORTUGES, CATHERINE E		2 Public Wate		
		3 Public Sewe		

24 MCCLURE ST
AMHERST, MA 01002

SUPPLEMENTAL DATA

Account # 1436 PRECINCT

Owner Occupi

PHOTO

GIS ID: 11C-44

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	83,500	83,500
RESIDNTL	1010	105,200	105,200
Total		188,700	188,700

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AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
PORTUGES, CATHERINE E	2241/ 293	08/31/1981	Q		71,000	
PASHAYAN, JOHN J & EDITH F	2120/ 251	08/30/1979			56,900	
HOLST, CLAIRE	1578/ 121	08/01/1970			0	
GONON, ISABELLE C	1260/ 274	01/01/1958			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	37,000
2004	1010	105,200	2003	1010	105,200	2002	1010	104,400
	Total:	188,700		Total:	184,400		Total:	141,400

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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NOTES

3/4 DORMER

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	100,500
Appraised XF (B) Value (Bldg)	4,700
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	83,500
Special Land Value	
Total Appraised Card Value	188,700
Total Appraised Parcel Value	188,700
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	188,700

BUILDING PERMIT RECORD

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

VISIT/CHANGE HISTORY

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

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10				7,120.00	SF	10.11	1.10	4	1.00	CP	1.05		11.73	83,500
						Total Card Land Units	0.16	AC	Parcel Total Land Area:			0.16 AC				Total Land Value	83,500

Property Location: 24 MCCLURE ST
Vision ID: 228

MAP ID: 11C/ / 44/ /
Other ID: 11C000044

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	05		Drywall/Sheet
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
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			

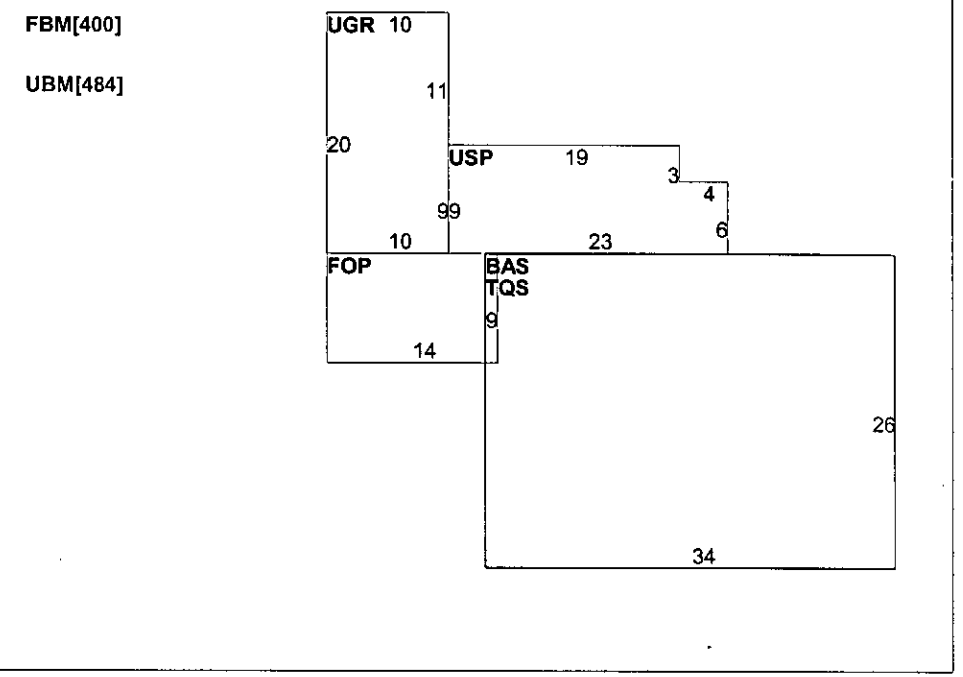
COST/MARKET VALUATION

Unadj. Base Rate	63.00
Size Adj. Factor	1.04047
Grade (Q) Index	1.16
Adj. Base Rate	76.04
Bldg. Value New	149,951
Year Built	1941
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	100,500

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	2	3,500.00	1969	1	100	4,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	884	884	884	76.04	67,219
FBM	Basement, Finished	0	400	140	26.61	10,646
FOP	Porch, Open, Finished	0	126	25	15.09	1,901
TQS	Three Quarter Story	707	884	707	60.81	53,760
UBM	Basement, Unfinished	0	484	97	15.24	7,376
UGR	Garage, Unfinished	0	200	60	22.81	4,562
USP	Porch, Screen, Unfinished	0	195	59	23.01	4,486
Ttl. Gross Liv/Lease Area		1,591	3,173	1,972	Bldg Val:	149,951

Property Location: 24 MCCLURE ST
Vision ID: 228

MAP ID: 11C/ / 44/ /
Other ID: 11C000044

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 12/30/2004 11:57

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
PORTUGES, CATHERINE E		2 Public Wate		
		3 Public Sewe		
24 MCCLURE ST				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account #
Precinct
School
Owner Occupi

GIS ID: 11C-44

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	100,700	100,700
RESIDNTL	1010	125,900	125,900
Total		226,600	226,600

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
PORTUGES, CATHERINE E	2241/ 293	08/31/1981	Q		71,000	
PASHAYAN, JOHN J & EDITH F	2120/ 251	08/30/1979			56,900	
HOLST, CLAIRE	1578/ 121	08/01/1970			0	
GONON, ISABELLE C	1260/ 274	01/01/1958			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2005	1010	100,700	2004	1010	83,500	2003	1010	79,200
2005	1010	125,900	2004	1010	105,200	2003	1010	105,200
	Total:	226,600		Total:	188,700		Total:	184,400

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)	121,200
Appraised XF (B) Value (Bldg)	4,700
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	100,700
Special Land Value	
Total Appraised Card Value	226,600
Total Appraised Parcel Value	226,600
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	226,600

NOTES

3/4 DORMER

BUILDING PERMIT RECORD

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

VISIT/CHANGE HISTORY

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

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10				7,120.00	SF	12.20	1.05	4	1.00	CP	1.10		14.15	100,700
						Total Card Land Units	7,120.00	SF	Parcel Total Land Area:			7,120 SF				Total Land Value	100,700

Property Location: 24 MCCLURE ST **MAP ID:** 11C/ / 44/ /
Vision ID: 228 **Other ID:** 11C000044 **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	00		
Exterior Wall 1	11		Clapboard
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
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			

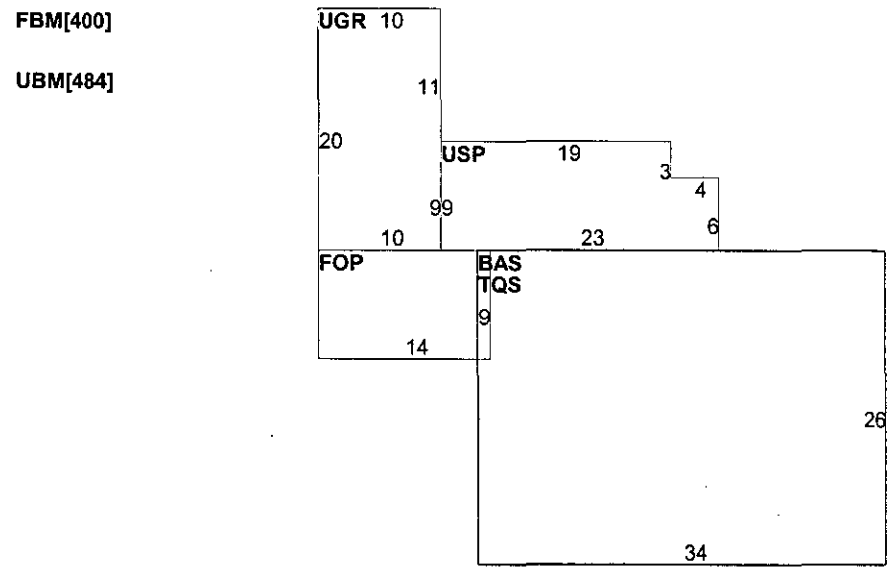
COST/MARKET VALUATION

Unadj. Base Rate	76.00
Size Adj. Factor	1.04047
Grade (Q) Index	1.16
Adj. Base Rate	91.73
Bldg. Value New	180,892
Year Built	1941
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	121,200

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	2	3,500.00	1970	1	100	4,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	884	884	884	91.73	81,089
FBM	Basement, Finished	0	400	140	32.11	12,842
FOP	Porch, Open, Finished	0	126	25	18.20	2,293
TQS	Three Quarter Story	707	884	707	73.36	64,853
UBM	Basement, Unfinished	0	484	97	18.38	8,898
UGR	Garage, Unfinished	0	200	60	27.52	5,504
USP	Porch, Screen, Unfinished	0	195	59	27.75	5,412
Ttl. Gross Liv/Lease Area		1,591	3,173	1,972	Bldg Val:	180,892

Property Location: 24 MCCLURE ST **MAP ID:** 11C/ / 44/ /
Vision ID: 228 **Other ID:** 11C000044 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/01/2000

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
PORTUGES, CATHERINE E		2 Public Water		
		3 Public Sewer		
24 MCCLURE ST				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	37,000	37,000
RESIDNTL	1010	95,400	95,400
Total		132,400	132,400

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
PORTUGES, CATHERINE E	2241/ 293	08/31/1981	Q		71,000	
PASHAYAN, JOHN J & EDITH F	2120/ 251	08/30/1979			56,900	
HOLST, CLAIRE	1578/ 121	08/01/1970			0	
GONON, ISABELLE C	1260/ 274	01/01/1958			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2001	1010	37,000	2000	1010	37,000	1999	1010	54,000
2001	1010	95,400	2000	1010	95,400	1999	1010	85,100
	Total:	132,400		Total:	132,400		Total:	139,100

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

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	90,600
Appraised XF (B) Value (Bldg)	4,800
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	37,000
Special Land Value	
Total Appraised Card Value	132,400
Total Appraised Parcel Value	132,400
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	**132,400**

BUILDING PERMIT RECORD

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

VISIT/CHANGE HISTORY

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

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10				7,120.00	SF	5.20	1.00	0	1.00	CP	1.00	SPCL(10%)Notes:	5.20	37,000
						Total Card Land Units	7,120.00	SF	Parcel Total Land Area:			7,120 SF				Total Land Value	37,000

Property Location: 24 MCCLURE ST
Vision ID: 228

MAP ID: 11C/ / 44/ /
Other ID: 11C000044

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	05		Drywall/Sheet
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
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			

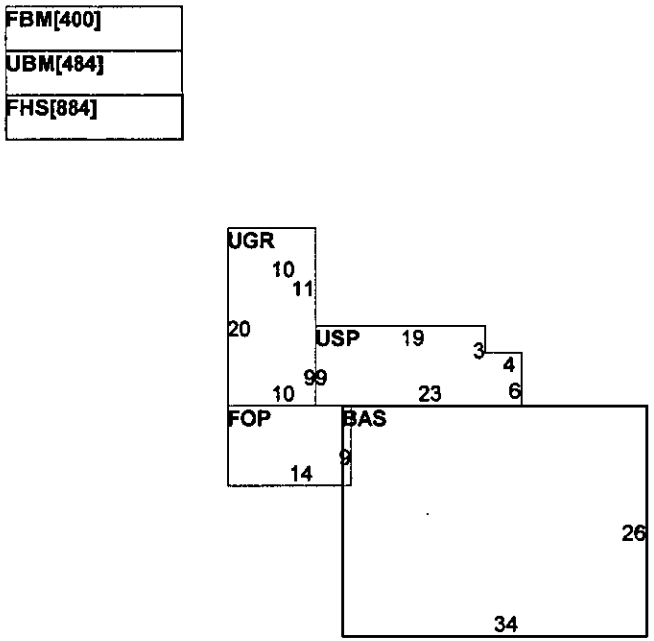
COST/MARKET VALUATION

Unadj. Base Rate	55.00
Size Adj. Factor	1.04977
Grade (Q) Index	1.12
Adj. Base Rate	64.67
Bldg. Value New	113,237
Year Built	1941
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	90,600

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL2	FIREPLCE 1.5 S	B	2	3,000.00	1976	1	100	4,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	884	884	884	64.67	57,168
FBM	Basement, Finished	0	400	140	22.63	9,054
FHS	Half Story, Finished	486	884	486	35.55	31,430
FOP	Porch, Open, Finished	0	126	25	12.83	1,617
UBM	Basement, Unfinished	0	484	97	12.96	6,273
UGR	Garage, Unfinished	0	200	60	19.40	3,880
USP	Porch, Screen, Unfinished	0	195	59	19.57	3,816
Ttl. Gross Liv/Lease Area		1,370	3,173	1,751	Bldg Val:	113,237

Property Location: 24 MCCLURE ST **MAP ID:** 11C/ / 44/ /
Vision ID: 228 **Other ID:** 11C000044 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 01/03/2002 08:11

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
PORTUGES, CATHERINE E		2 Public Wate		
		3 Public Sewe		
24 MCCLURE ST				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	37,000	37,000
RESIDNTL	1010	104,400	104,400
	Total	141,400	141,400

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
PORTUGES, CATHERINE E	2241/ 293	08/31/1981	Q		71,000	
PASHAYAN, JOHN J & EDITH F	2120/ 251	08/30/1979			56,900	
HOLST, CLAIRE	1578/ 121	08/01/1970			0	
GONON, ISABELLE C	1260/ 274	01/01/1958			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2002	1010	37,000	2001	1010	37,000	2000	1010	37,0
2002	1010	104,400	2001	1010	95,400	2000	1010	95,4
	Total:	141,400		Total:	132,400		Total:	132,4

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assesso

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	99,6
Appraised XF (B) Value (Bldg)	4,8
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	37,0
Special Land Value	
Total Appraised Card Value	141,4
Total Appraised Parcel Value	141,4
Valuation Method:	Cost/Market Valuat
Exemptions	
Net Total Appraised Parcel Value	141,4

NOTES

BUILDING PERMIT RECORD

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

VISIT/CHANGE HISTORY

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

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10				7,120.00	SF	5.20	1.00	0	1.00	CP	1.00		5.20	37,0
						Total Card Land Units	0.16	AC	Parcel Total Land Area:			0.16 AC				Total Land Value	37,0

Property Location: 24 MCCLURE ST
Vision ID: 228

MAP ID: 11C/ / 44/ /
Other ID: 11C000044

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
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
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			

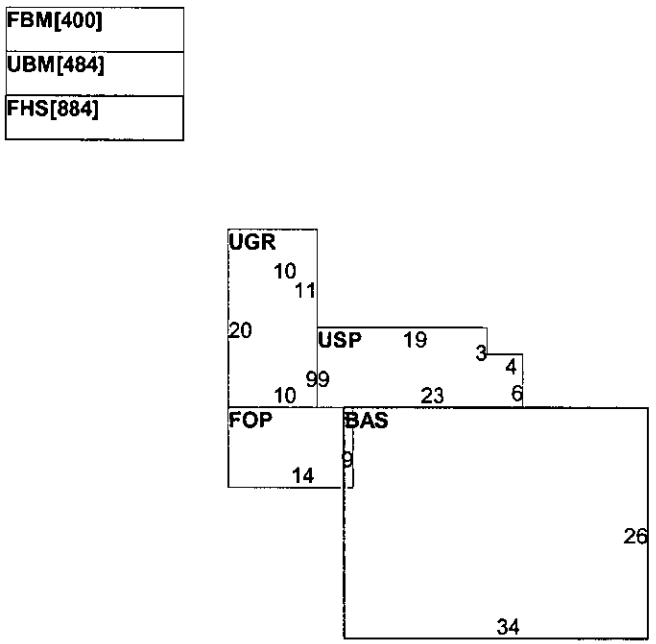
COST/MARKET VALUATION

Unadj. Base Rate	60.50
Size Adj. Factor	1.04977
Grade (Q) Index	1.12
Adj. Base Rate	71.13
Bldg. Value New	124,549
Year Built	1941
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	99,600

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL2	FIREPLCE 1.5 S	B	2	3,000.00	1976	1	100	4,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	884	884	884	71.13	62,879
FBM	Basement, Finished	0	400	140	24.90	9,958
FHS	Half Story, Finished	486	884	486	39.11	34,569
FOP	Porch, Open, Finished	0	126	25	14.11	1,778
UBM	Basement, Unfinished	0	484	97	14.26	6,900
UGR	Garage, Unfinished	0	200	60	21.34	4,268
USP	Porch, Screen, Unfinished	0	195	59	21.52	4,197

Property Location: 24 MCCLURE ST
Vision ID: 228

MAP ID: 11C/ / 44/ /
Other ID: 11C000044

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 03/26/2003 09:58

CURRENT OWNER

PORTUGES, CATHERINE E

24 MCCLURE ST
AMHERST, MA 01002

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

SUPPLEMENTAL DATA

Account # 1436 PRECINCT

Owner Occupi

PHOTO

GIS ID: 11C-44

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	79,200	79,200
RESIDNTL	1010	105,200	105,200
Total		184,400	184,400

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
PORTUGES, CATHERINE E	2241/ 293	08/31/1981	Q		71,000	
PASHAYAN, JOHN J & EDITH F	2120/ 251	08/30/1979			56,900	
HOLST, CLAIRE	1578/ 121	08/01/1970			0	
GONON, ISABELLE C	1260/ 274	01/01/1958			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2003	1010	79,200	2002	1010	37,000	2001	1010	37,000
2003	1010	105,200	2002	1010	104,400	2001	1010	95,400
	Total:	184,400		Total:	141,400		Total:	132,400

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

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	100,500
Appraised XF (B) Value (Bldg)	4,700
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	79,200
Special Land Value	
Total Appraised Card Value	184,400
Total Appraised Parcel Value	184,400
Valuation Method:	Cost/Market Valuation
Exemptions	0
Net Total Appraised Parcel Value	184,400

BUILDING PERMIT RECORD

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

VISIT/CHANGE HISTORY

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

LAND LINE VALUATION SECTION

B#	Use Code	Description	Zone	D	Frontage	Depth	Units		Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10				7,120.00	SF	10.11	1.10	4	1.00	CP	1.00		11.12	79,200
						Total Card Land Units	7,120.00	SF	Parcel Total Land Area:			7,120 SF				Total Land Value	79,200

Property Location: 24 MCCLURE ST
Vision ID: 228

MAP ID: 11C/ / 44/ /
Other ID: 11C000044

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	05		Drywall/Sheet
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
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			

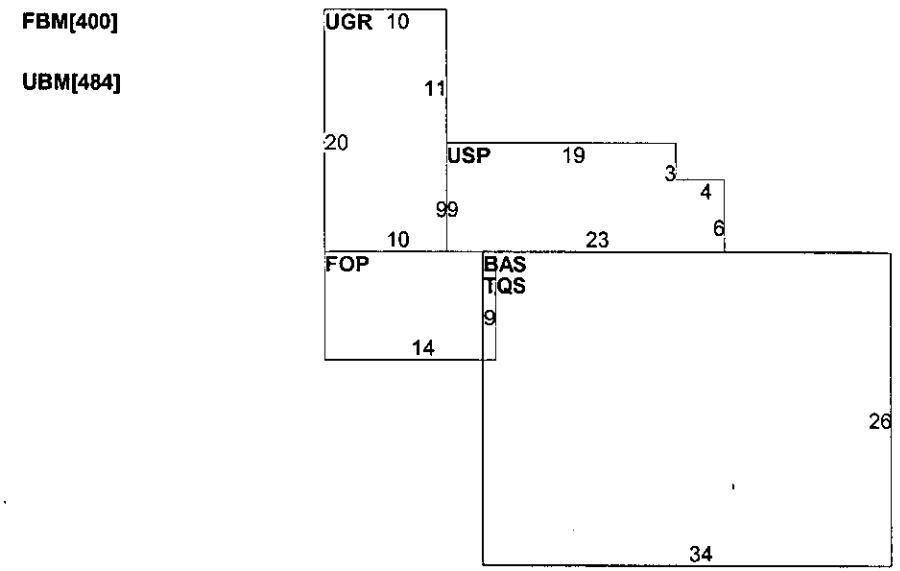
COST/MARKET VALUATION

Unadj. Base Rate	63.00
Size Adj. Factor	1.04047
Grade (Q) Index	1.16
Adj. Base Rate	76.04
Bldg. Value New	149,951
Year Built	1941
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	100,500

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	2	3,500.00	1969	1	100	4,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	884	884	884	76.04	67,219
FBM	Basement, Finished	0	400	140	26.61	10,646
FOP	Porch, Open, Finished	0	126	25	15.09	1,901
TQS	Three Quarter Story	707	884	707	60.81	53,760
UBM	Basement, Unfinished	0	484	97	15.24	7,376
UGR	Garage, Unfinished	0	200	60	22.81	4,562
USP	Porch, Screen, Unfinished	0	195	59	23.01	4,486
Ttl. Gross Liv/Lease Area		1,591	3,173	1,972	Bldg Val:	149,951

MAP 11-C LOT 44 **PROPERTY ASSESSMENT RECORD — TOWN OF AMHERST, MASSACHUSETTS** S CARD NO.

24 McClure Street

LAND AREA 26 rds ~~0.16 A~~ 7120# ~~7078#~~

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
Portuges, Catherine E.	71,000.	8/31/81	2241	293
Pashayan, John J. & Edith F.	56,900	8/30/79	2120	251
Holst, Claire	None	8/70	1578	121
Gonon, Isabelle C.	19.80	1958	1260	274

ASSESSMENT RECORD

	1963	1964	1970	1976	1978	1980	1981	1982	1984	1985
DWELLING	4800									
GARAGE	200									
4-1-77										
TOTAL VALUE BUILDINGS	5000	16750	23600	23800	30700	31300	48600	51900	58600	65300
TOTAL VALUE LAND	500	1820	6120	6120	8000	8000	12100	12100	14600	14600
TOTAL VALUE LAND & BUILDINGS	5500	18570	29720	29920	38700	45300	60700	64000	73200	79900

PROPERTY FACTORS

TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER

MEMORANDA

	1986	1987	1988
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS	68400	88900	88900
TOTAL VALUE LAND	18300	37800	43400
TOTAL VALUE LAND & BUILDINGS	86700	126900	132300
	19	19	19
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND			
TOTAL VALUE LAND & BUILDINGS			
TOTAL			

BUILDING PERMIT RECORD	EST. COST	PERMIT NO.	DATE
Erect fence	800	90-9	7/89

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
65	110	33-	86	28-	1820		
C.I.							
TOTAL VALUE LAND					1820		
TOTAL VALUE BUILDINGS					16750		
TOTAL VALUE LAND & BUILDINGS					18570		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE		'76	
7120		.65	133%	86	6120		
C.I.							
TOTAL VALUE LAND					6120	6120	
TOTAL VALUE BUILDINGS					23600	23800	
TOTAL VALUE LAND & BUILDINGS					29720	29920	

5/29/7. N.C

BUILDING RECORD

OCCUPANCY

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

CONSTRUCTION

FOUNDATION

CONCRETE	
CONCRETE BLOCK	✓
BRICK OR STONE	
PIERS	

BASEMENT

AREA FULL	✓
¼ ½ ¾	
NO BASEMENT	
HEAD ROOM 7'	✓

WALLS

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

ROOFING

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

FRAMING

WOOD JOIST 2x8 16 OC	✓
TIMBER, BEAMS & COLS	✓
STEEL BEAMS & COLS	✓
WOOD RAFTERS	

NO. OF ROOMS

BSMT.		2ND	
1ST	3	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	✓			
None	✓			

FIN. BSMT. AREA	400	✓
FIN. ATTIC AREA		
FIREPLACE	2-story	✓
MODERN KITCHEN		

HEATING

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

PLUMBING

BATHROOM	1	✓
TOILET ROOM		
WATER CLOSET	1	✓
LAVATORY	1	✓
KITCHEN SINK		
STD. WATER HEATER		
AUTO. WATER HEATER		
NO PLUMBING		
Shower (Stall)	1	✓
MODERN FIXTURES		
TILE BATH FLR. & WSCT.		
TILE TOILET FLR. & WSCT.		

LIGHTING

NO LIGHTING	

NOTES – SPECIAL EQUIPMENT

No Dormer on Garage
1 Bedroom Space in Bsmt.

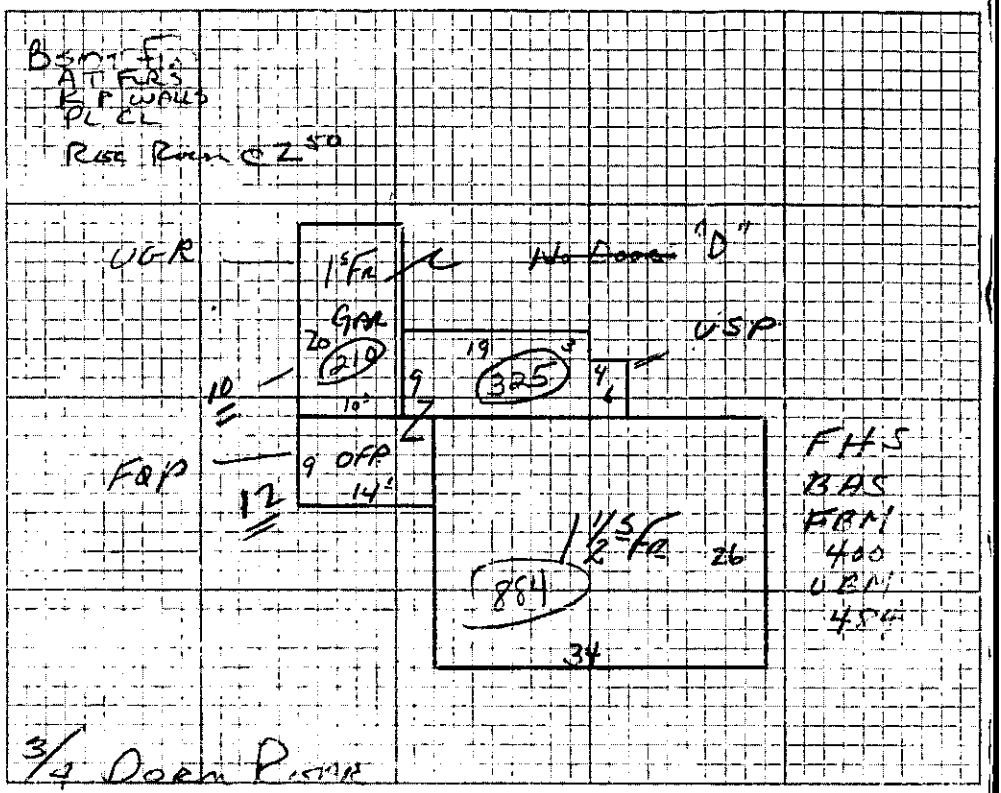
DESIGN

Cape	✓
RANCH TYPE	
SPLIT LEVEL	
CONVENTIONAL	
DESIGN FACTOR	%
GRADE FACTOR	−5 %

COMPUTATIONS

UNIT	AMOUNT
~~884~~ S.F.	18950
ADD. & PCHS.	+ ~~2000~~
WALL HT.	2700
BSMT. AREA	
FINISH 250	+ 1000
ATTIC	
HEATING	
PLUMBING	+ 800
O. F.	2950
TOTAL	~~22750~~
FACTOR	x 1.22
REPL. VALUE	~~27760~~ 28000

SKETCH



DESCRIPTION OF OBSOLESCENCE

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

SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VAL.	OBSOL. DEPR.	SOUND VAL.
DWELLING	1½ Fr	C+	1941		G	~~27760~~	15		—	~~23600~~
GARAGE	Sketch					28000				23800
COMMERCIAL										

DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED	TOTAL VALUE BUILDINGS	~~23600~~
12-18-63	TJ	TJ			90			

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

11C/000/044

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
1436	PORTUGES, CATHERINE E.	11C-000-044	24 MCCLURE ST	01/20/94	1 OF 1

ACCOUNT	TAX OWNER	ACRES: .16		CITY:	LAST APPRAISED
1436	PORTUGES, CATHERINE E.	LOTS: 0	EXEMPT: N	NBRHD: CP	BY DC ON 07/01/93
		DEED BP: 2241/293		PLAT BP:	

SALE INFORMATION: DATE: 08/31/81 PRICE 71000

VALUE SUMMARY

	LAND MKT	LAND USE	BUILDING	OUTBLDG	TOTAL MKT	TOTAL USE
MULTIPLE USE	$0	$0	$0	$0	$0	$0
RESIDENTIAL	$47,700	$47,700	$84,200	$0	$131,900	$131,900
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 ***	$47,700	$47,700	$84,200	$0	$131,900	$131,900

GENERAL REMARKS: 3/4 DORMER

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		7120.00	SF	5.20	155	105	163	8.48	47,700	

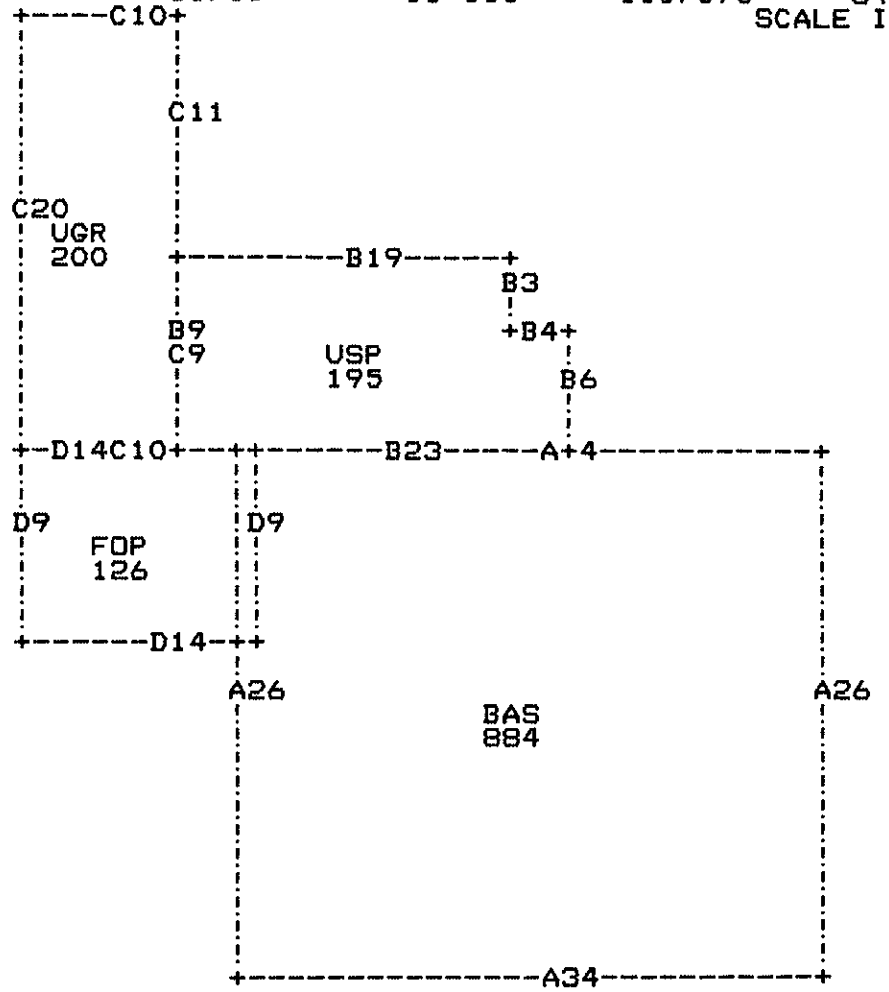
OUTBUILDINGS & EXTRA FEATURES

NO	TYPE	DESCRIPTION	AREA	U PRICE	RCN	PHYS	VALUE

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
1436	PORTUGES, CATHERINE E.	11C-000-044	24 MCCLURE ST	01/20/94	11C/000/044 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			15	100	110,070	84,200

SCALE IS 1:13



- - - - - - CONSTRUCTION DETAIL - - - - - - -

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

	---BAS---	---FUS---	--OTHER--
BEDROOMS	3	0	0
FULL BATHS	1	0	0
HALF BATHS	1	0	0
EXTRA FIXTURES	0	0	0

YEAR BUILT	1941
NUMBER STORIES	1.5
PERIMETER MULT	104
QUALITY	AVERAGE
SHAPE/DESIGN	115
WALL HEIGHT	8.0
EFFECT BASE RATE	61.78

SEC	TYPE	GROSS	PCT	EFFECT	RPL COST
A	BAS	884	100	884	54,610
B	USP	195	30	59	3,645
C	UGR	200	30	60	3,707
D	FOP	126	20	25	1,544
E	FHS	884	55	486	30,023
F	FBM	400	35	140	8,649
G	UBM	484	20	97	5,992
SUBTL		3173		1751	108,170
FIREPLACE		2 FLUES,		2 OPENS	1,900
GRAND TOTAL					110,070

BUILDING DIMENSIONS -
DD26/DL34/DU26/DR34/
ML14/DU6/DL4/DU3/DL19/DD9/DR23/
ML14/MU6/ML4/MU3/ML19/DU11/DL10/DD20/DR10/DU9/
ML14/MU6/ML4/MU3/ML19/MU11/ML10/MD20/DD9/DR14/DU9/DL14/

Property Location: 24 MCCLURE ST | MAP ID: 11C/ / 44/ / | Bldg Name: | State Use: 1010
Vision ID: 228 | Account # 1436 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/13/2006 11:17

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
PORTUGES, CATHERINE E		2 Public Water		
24 MCCLURE ST		3 Public Sewer		
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	11C000044	Precinct	
Calc Frontag	65.7	Units	
Owner Occupi			
APR PARCELS			
GIS ID: 11C-44		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	149,900	149,900
RES LAND	1010	136,600	136,600
	Total	286,500	286,500

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
PORTUGES, CATHERINE E	2241/ 293	08/31/1981	Q		71,000	
PASHAYAN, JOHN J & EDITH F	2120/ 251	08/30/1979			56,900	
HOLST, CLAIRE	1578/ 121	08/01/1970			0	
GONON, ISABELLE C	1260/ 274	01/01/1958			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2007	1010	149,900	2006	1010	149,900	2005	1010	125,900
2007	1010	136,600	2006	1010	136,600	2005	1010	100,700
	Total:	286,500		Total:	286,500		Total:	226,600

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)	145,200
Appraised XF (B) Value (Bldg)	4,700
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	136,600
Special Land Value	0
Total Appraised Parcel Value	286,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	286,500

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

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				7,120	SF	14.62	1.05	4	1.0000	1.00	CP	1.25				19.19	136,600

Total Card Land Units: 0.16 AC | Parcel Total Land Area: 0.16 AC | Total Land Value: 136,600

Property Location: 24 MCCLURE ST | *MAP ID:* 11C/ / 44/ / | *Bldg Name:* | *State Use:* 1010

Vision ID: 228 | *Account #* 1436 | *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	24		Grade = 120%
Stories	1.75		1 3/4 Stories
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	05		Drywall/Sheet
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	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

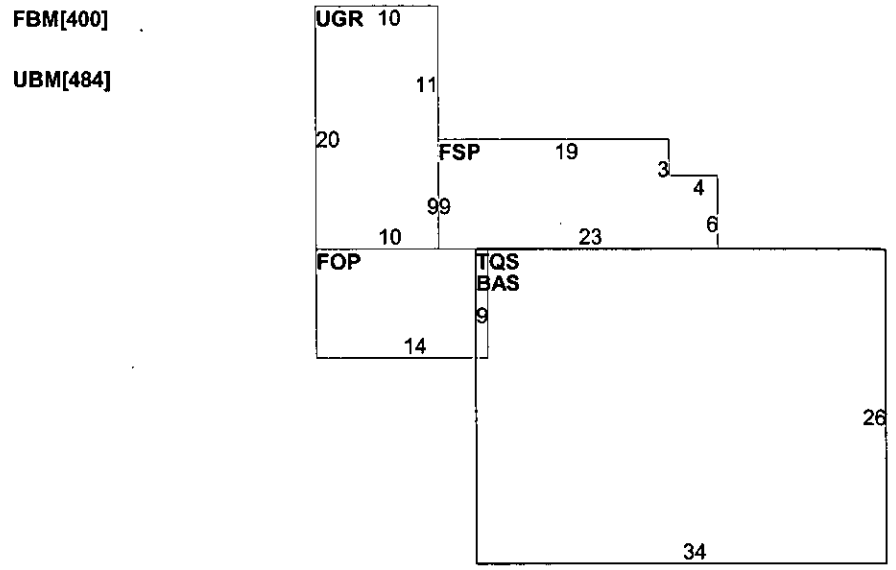
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	108.84
Section. RCN:	216,700
Net Other Adj:	0.00
Replace Cost	216,700
AYB	1941
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	145,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



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	2	3,500.00	1972		1		100	4,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	884	884	884	108.84	96,215
FBM	Basement, Finished	0	400	140	38.09	15,238
FOP	Porch, Open, Finished	0	126	25	21.60	2,721
FSP	Porch, Screen, Finished	0	195	78	43.54	8,490
TQS	Three Quarter Story	707	884	707	87.05	76,950
UBM	Basement, Unfinished	0	484	97	21.81	10,557
UGR	Garage, Unfinished	0	200	60	32.65	6,530
	Ttl. Gross Liv/Lease Area:	1,591	3,173	1,991		216,700

No Photo On Record

PROP. LOC.: 24 MCCLURE ST

MAP I.D.: 11C/ / 44/ /

Other i.d.: 11C000044

Bldg. 1 Card 1 of 1

Print Date: 01/11/99

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
PORTUGES, CATHERINE E 24 MCCLURE ST 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	54,000	54,000
RESIDNTL	1010	85,100	85,100
Total		139,100	139,100

601

AMHERST, MA

MMC

RECORD OF OWNERSHIP	BK-VOL/PAGE	MO/DY/YR	qu	vi	SALE PRICE	V.C.
PORTUGES, CATHERINE E	2241/293	08/31/81	Q		71,000	
PASHAYAN, JOHN J & EDITH F	2120/251	08/30/79			56,900	
HOLST, CLAIRE	1578/121	08/01/70			0	
GONON, ISABELLE C	1260/274	01/01/58			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1010	54,000	98	1010	54,000	97	1010	54,000
99	1010	85,100	98	1010	85,100	97	1010	85,100
	Total	139,100		Total	139,100		Total	139,100

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)	80,300
Appraised X.F.(B) Value (Bldg)	4,800
Appraised O.B.(L) Value (Bldg)	0
Appraised Land Value (Bldg)	54,000
Special Land Value	0
Total Appraised Card Value	139,100
Total Appraised Parcel Value	139,100
Exemption(s)	
Net Total Appraised Parcel Value	139,100

BUILDING PERMIT RECORD

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

VISIT/CHANGE HISTORY

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

LAND LINE DATA AND VALUATION SECTION

B#	UsCd	Description	Zone	D	Frntg	Depth	No. of Units	Tp	Unit Price	I. Fctr	Sl	Cn Fct	Nhbhd	Adj.	Notes-Adj/Spcl Lnd Prcng	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10				7,120.00	SF	5.20	1.05	0	1.55	CP	.90		7.59	54,000
		Total Land Units					7,120.00	SF								Total	54,000

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	05		Drywall/Sheet
2			
Inter. Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Type	06		Steam
Air/Cn Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1.5		1 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	52.00	
Size Adj Factor	1.0498	
Grade(Q) Index	1.12	
Adj Base Rate	61.14	
Bldg Value New		107,056
Year Built	1941	
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		80,300

NOTES

3/4 DORMER

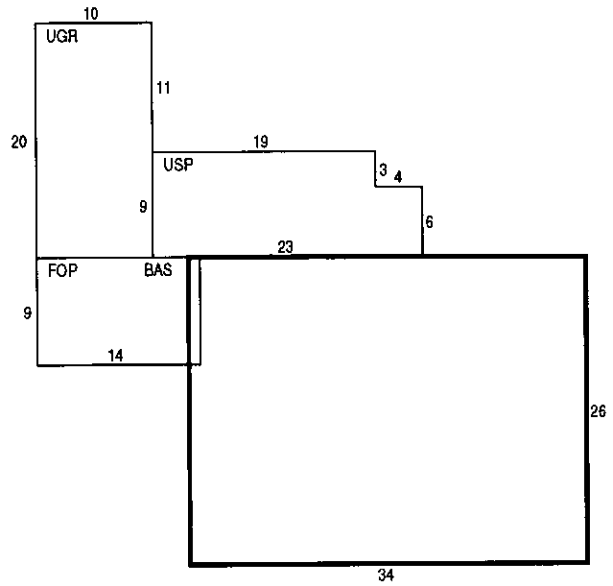
OB-OUTBUILDINGS & YARD ITEMS (L)

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	884	884	61.14	54,048
FBM	Basement, Finished	400	140	21.40	8,560
FHS	Half Story, Finish	884	486	33.61	29,714
FOP	Porch, Open, Finis	126	25	12.13	1,529
UBM	Basement, Unfinish	484	97	12.25	5,931
UGR	Garage, Unfinished	200	60	18.34	3,668
USP	Porch, Screen, Unf	195	59	18.50	3,607

Ttl. Gross Liv/Lease Area 1,751 Bldg Value 107,056

XF-BUILDING EXTRA FEATURES (B)

Code	Description	B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Appr. Value
FPL2	FIREPLCE 1.5 S	B	2	3,000.00	76	1.00	100	4,800

Total XF Value 4,800

(Sketch) Traverse Code

PTR[L14],USP[U6,L4,U3,L19,D9,R23],PTR[R14],FBM[400],PTR[L14,U6,L4,U3,L19,U11,L10,D20],FOP[D9,R14,U9,L14],PTR[R14,D6,R4,D3,R19,D11,R10,U20],UBM[484],PTR[L14,U6,L4,U3,L19],UGR[U11,L10,D20,R10,U9],PTR[R14,D6,R4,D3,R19],BAS[D26,L34,U26,R34],FHS[884]