Property Location: 15 MCCLURE ST | **MAP ID:** 11C/ / 50/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 1507 | **Account #** | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 01/17/2006 09:45

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
SPIEGEL, STEVEN PORTER SPIEGEL, LYDIA DE FAVERI 206 MAIN ST #2676 NORTHFIELD, MA 01360-1050 Additional Owners:		2 Public Water 3 Public Sewer		

SUPPLEMENTAL DATA

Other ID:	11C000050	Precinct	
Calc Frontag	97.4	School	
Owner Occupi			
GIS ID: 11C-50		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	131,700	131,700
RES LAND	1010	138,300	138,300
Total		270,000	270,000

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SPIEGEL, STEVEN PORTER	5309/ 229	02/27/1998	Q	I	126,500	00
SUGLIA, EDWARD A & JENNIFER K	2778/ 279	08/04/1986	Q	I	150,000	00
SINGER, FRANK A & MARILYN G	1404/ 76	01/01/1963			0	
MCKIE,WILLIAM C JR &BEATRICE J	1282/ 184	01/01/1958			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	1010	131,700	2005	1010	109,000	2004	1010	101,900
2006	1010	138,300	2005	1010	101,800	2004	1010	83,500
	Total:	270,000		Total:	210,800		Total:	185,400

EXEMPTIONS

Year	Type	Description	Amount
2006	NO	NOT OWNER OCCUP	0
		Total:	0

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	129,000
Appraised XF (B) Value (Bldg)	2,700
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	138,300
Special Land Value	0
Total Appraised Parcel Value	270,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**270,000**

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
BLD04-607	04/22/2004	RE	Remodel	10,000		0		REPAIR FIRE DAMAG
ELE04-686	04/12/2004	EL	Electric	0		0		REWIRE HS
ELE04-549	02/25/2004	EL	Electric	0		0		LIVEN UP FURNACE A
GAS04-208	02/19/2004	PL	Plumbing	0		0		TEST
GAS03-182	02/21/2003	PL	Plumbing	0		0		REPLACE BOILER
GAS95-389	06/15/1995		GAS	25		0		REPLACEME
PLM95-311	06/15/1995	PL	Plumbing	25		0		REPLACEME

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/18/2005			RD	15	DRIVE BY FIELD REVI
2/19/1999			DB	45	Sales Reinspection (
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				9,500	SF	11.09	1.05	4	1.0000	1.00	CP	1.25			14.56	138,300

Total Card Land Units: 9,500 SF | Parcel Total Land Area: 9,500 SF | Total Land Value: 138,300

Property Location: 15 MCCLURE ST **MAP ID:** 11C/ / 50/ / **Bldg Name:** **State Use:** 1010
Vision ID: 1507 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 01/17/2006 09:45

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	03		Colonial
Model	01		Residential
Grade	24		Grade = 120%
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	17		Stucco/Masonry
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	03		Gas
Heat Type	06		Steam
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)

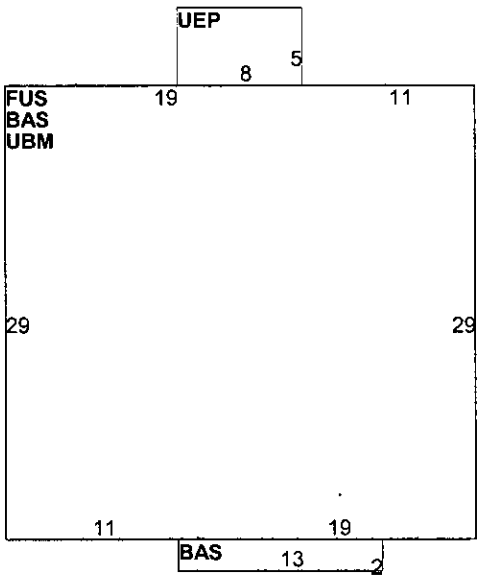
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	102.92
Section. RCN:	192,571
Net Other Adj:	0.00
Replace Cost	192,571
AYB	1920
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	129,000
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
FPL3	FIREPLACE 2			B	1	4,000.00	1972		1		100	2,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value
BAS	First Floor	896	896	896	102.92	92,220
FUS	Upper Story, Finished	783	870	783	92.63	80,589
UBM	Basement, Unfinished	0	870	174	20.58	17,909
UEP	Porch, Enclosed, Unfinished	0	40	18	46.32	1,853
	Ttl. Gross Liv/Lease Area:	1,679	2,676	1,871		192,571

No Photo On Record

PROP. LOC.: 15 MCCLURE ST MAP I.D.: 11C/ / 50/ /

Other i.d.: 11C000050 Bldg. 1 Card 1 of 1 Print Date: 01/28/99

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
SPIEGEL, STEVEN PORTER SPIEGEL, LYDIA DE FAVERI 15 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	56,300	56,300
RESIDNTL	1010	81,800	81,800
Total		138,100	138,100

601
AMHERST, MA

MMC

RECORD OF OWNERSHIP

	BK-VOL/PAGE	MO/DY/YR	Qu	Vl	SALE PRICE	V.C.
SPIEGEL, STEVEN PORTER	5309/229	02/27/98	Q	I	126,500	00
SUGLIA, EDWARD A & JENNIFER K	2778/279	08/04/86	Q	I	150,000	00
SINGER, FRANK A & MARILYN G	1404/76	01/01/63			0	
MCKIE,WILLIAM C JR &BEATRICE J	1282/184	01/01/58			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1010	56,300	98	1010	56,300	97	1010	56,300
99	1010	81,800	98	1010	81,800	97	1010	81,800
	Total	138,100		Total	138,100		Total	138,100

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)	79,200
Appraised X.F.(B) Value (Bldg)	2,600
Appraised O.B.(L) Value (Bldg)	0
Appraised Land Value (Bldg)	56,300
Special Land Value	0
Total Appraised Card Value	138,100
Total Appraised Parcel Value	138,100
Exemption(s)	
Net Total Appraised Parcel Value	138,100

BUILDING PERMIT RECORD

Permit I.D.#	Issue Date	Type	Description	Amount	Insp. Date	%Cmp	Date Cmp	Comments
GAS95-389	061595		GAS	25		0		REPLACEMENT
PLM95-311	061595	PL	Plumbing	25		0		REPLACEMENT

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				9,500.00	SF	5.20	1.05	0	1.21	CP	.90		5.93	56,300
		Total Land Units					9,500.00	SF								Total	56,300

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	06		Conventional
Model	01		Residential
Grade	22		Grade = 110%
Stories	2		2 Stories
Occupancy	00		
Exter. Wall 1	17		Stucco/Masonry
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	03		Gas
Type	05		Hot Water
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

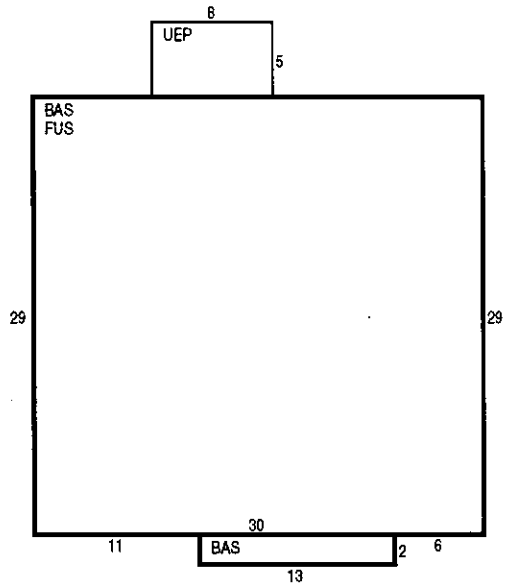
Description	Code	Description	Factor
Cndo. Cmplx			
Floor Adj.			
Unit Locatn			
Numbr Units			
Numbr Levls			
% Ownership			

COST/MARKET VALUATION

Unadj Base Rate	50.00	
Size Adj Factor	1.0229	
Grade(Q) Index	1.10	
Adj Base Rate	56.26	
Bldg Value New		105,600
Year Built	1920	
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		79,200

NOTES

SKETCH



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	896	896	56.26	50,409
FUS	Upper Story, Finis	870	783	50.63	44,052
UBM	Basement, Unfinish	900	180	11.25	10,127
UEP	Porch, Enclosed, U	40	18	25.32	1,013
Ttl. Gross Liv/Lease Area			1,877	Bldg Value	105,600

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
FPL3	FIREPLACE 2 ST	B	1	3,500.00	71	1.00	100	2,600
				Total XF Value				2,600

(Sketch) Traverse Code

BAS[L30,D29,R11,D2,R13,U2,R6,U29],FUS[L30,D29,R30,U29],PTR[L14],UEP[U5,L8,D5,R8],PTR[R14],UBM[900]

Property Location: 15 MCCLURE ST **MAP ID:** 11C/ / 50/ /
Vision ID: 1507 **Other ID:** 11C000050 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12:45

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
SPIEGEL, STEVEN PORTER		2 Public Wate		
SPIEGEL, LYDIA DE FAVERI		3 Public Sewe		
206 MAIN ST #2676				
NORTHFIELD, MA 01360-1050				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID: 11C-50

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	83,500	83,500
RESIDNTL	1010	101,900	101,900
Total		185,400	185,400

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SPIEGEL, STEVEN PORTER	5309/ 229	02/27/1998	Q	I	126,500	00
SUGLIA, EDWARD A & JENNIFER K	2778/ 279	08/04/1986	Q	I	150,000	00
SINGER, FRANK A & MARILYN G	1404/ 76	01/01/1963			0	
MCKIE,WILLIAM C JR &BEATRICE J	1282/ 184	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	49,400
2004	1010	101,900	2003	1010	101,900	2002	1010	92,600
	Total:	185,400		Total:	181,100		Total:	142,000

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

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	99,200
Appraised XF (B) Value (Bldg)	2,700
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	83,500
Special Land Value	
Total Appraised Card Value	185,400
Total Appraised Parcel Value	185,400
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	**185,400**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
GAS03-182	2/21/2003	PL	Plumbing	0				REPLACE BOILER
GAS95-389	6/15/1995		GAS	25		0		REPLACEME
PLM95-311	6/15/1995	PL	Plumbing	25		0		REPLACEME

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
2/19/1999	DB	45	Sales Reinspection c
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				9,500.00	SF	7.58	1.10	4	1.00	CP	1.05		8.79	83,500
						Total Card Land Units	0.22	AC	Parcel Total Land Area:			0.22 AC				Total Land Value	83,500

Property Location: 15 MCCLURE ST **MAP ID:** 11C/ / 50/ /
Vision ID: 1507 **Other ID:** 11C000050 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	03		Colonial
Model	01		Residential
Grade	24		Grade = 120%
Stories	2		2 Stories
Occupancy	00		
Exterior Wall 1	17		Stucco/Masonry
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	03		Gas
Heating Type	06		Steam
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			

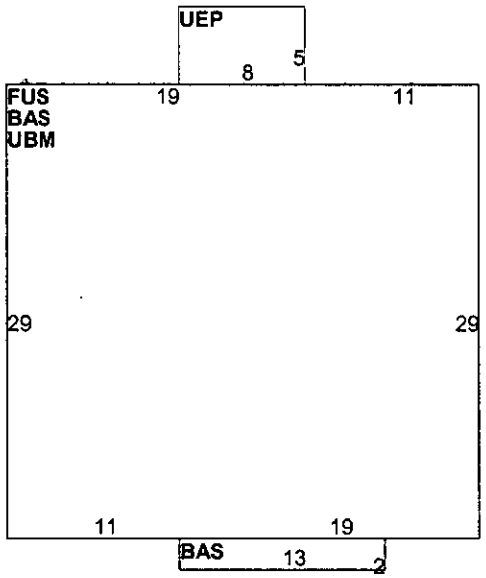
CONDO/MOBILE HOME DATA

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

COST/MARKET VALUATION

Unadj. Base Rate	61.60
Size Adj. Factor	1.06155
Grade (Q) Index	1.21
Adj. Base Rate	79.12
Bldg. Value New	148,034
Year Built	1920
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	99,200

SKETCH



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
FPL3	FIREPLACE 2 ST	B	1	4,000.00	1969	1	100	2,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	896	896	896	79.12	70,892
FUS	Upper Story, Finished	783	870	783	71.21	61,951
UBM	Basement, Unfinished	0	870	174	15.82	13,767
UEP	Porch, Enclosed, Unfinished	0	40	18	35.60	1,424
Ttl. Gross Liv/Lease Area		1,679	2,676	1,871	Bldg Val:	148,034

Property Location: 15 MCCLURE ST
Vision ID: 1507

MAP ID: 11C/ / 50/ /
Other ID: 11C000050

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

CURRENT OWNER

SPIEGEL, STEVEN PORTER
SPIEGEL, LYDIA DE FAVERI
206 MAIN ST #2676
NORTHFIELD, MA 01360-1050

TOPO. / UTILITIES / STRT/ROAD / LOCATION

2	Public Wate
3	Public Sewe

SUPPLEMENTAL DATA

Account #
Precinct
School
Owner Occupi

GIS ID: 11C-50

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	101,800	101,800
RESIDNTL	1010	109,000	109,000
Total		210,800	210,800

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	vi	SALE PRICE	V.C.
SPIEGEL, STEVEN PORTER	5309/ 229	02/27/1998	Q	I	126,500	00
SUGLIA, EDWARD A & JENNIFER K	2778/ 279	08/04/1986	Q	I	150,000	00
SINGER, FRANK A & MARILYN G	1404/ 76	01/01/1963			0	
MCKIE,WILLIAM C JR &BEATRICE J	1282/ 184	01/01/1958			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2005	1010	101,800	2004	1010	83,500	2003	1010	79,200
2005	1010	109,000	2004	1010	101,900	2003	1010	101,900
	Total:	210,800		Total:	185,400		Total:	181,100

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)	106,300
Appraised XF (B) Value (Bldg)	2,700
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	101,800
Special Land Value	
Total Appraised Card Value	210,800
Total Appraised Parcel Value	210,800
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	**210,800**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.
BLD04-607	4/22/2004	RE	Remodel	10,000			
ELE04-686	4/12/2004	EL	Electric	0			
ELE04-549	2/25/2004	EL	Electric	0			
GAS04-208	2/19/2004	PL	Plumbing	0			
GAS03-182	2/21/2003	PL	Plumbing	0			
GAS95-389	6/15/1995		GAS	25		0	
PLM95-311	6/15/1995	PL	Plumbing	25		0	

VISIT/CHANGE HISTORY

Comments	Date	ID	Cd.	Purpose/Result
REPAIR FIRE DAMAG	2/19/1999	DB	45	Sales Reinspection (
REWIRE HS	7/1/1993	DC		
LIVEN UP FURNACE A				
TEST				
REPLACE BOILER				
REPLACEME				
REPLACEME				

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				9,500.00	SF	9.24	1.05	4	1.00	CP	1.10		10.72	101,800
						Total Card Land Units	9,500.00	SF	Parcel Total Land Area:			9,500 SF				Total Land Value	101,800

Property Location: 15 MCCLURE ST
Vision ID: 1507

MAP ID: 11C/ / 50/ /
Other ID: 11C000050

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	03		Colonial
Model	01		Residential
Grade	24		Grade = 120%
Stories	2		2 Stories
Occupancy	00		
Exterior Wall 1	17		Stucco/Masonry
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	03		Gas
Heating Type	06		Steam
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			

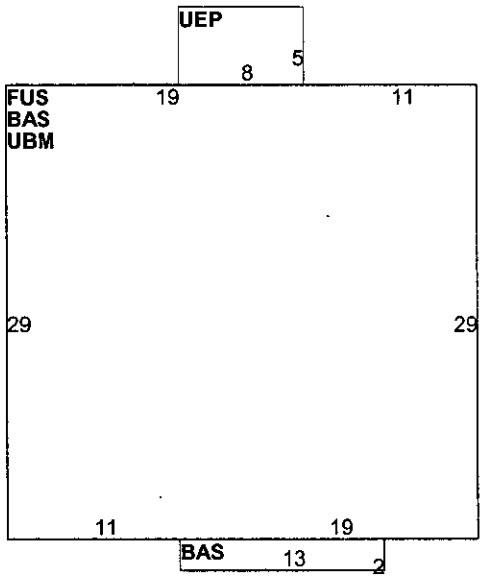
CONDO/MOBILE HOME DATA

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

COST/MARKET VALUATION

Unadj. Base Rate	66.00
Size Adj. Factor	1.06155
Grade (Q) Index	1.21
Adj. Base Rate	84.78
Bldg. Value New	158,623
Year Built	1920
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	106,300

SKETCH



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
FPL3	FIREPLACE 2 ST	B	1	4,000.00	1970	1	100	2,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	896	896	896	84.78	75,963
FUS	Upper Story, Finished	783	870	783	76.30	66,383
UBM	Basement, Unfinished	0	870	174	16.96	14,752
UEP	Porch, Enclosed, Unfinished	0	40	18	38.15	1,526
Ttl. Gross Liv/Lease Area		1,679	2,676	1,871	Bldg Val:	158,623

Property Location: 15 MCCLURE ST **MAP ID:** 11C/ / 50/ /
Vision ID: 1507 **Other ID:** 11C000050 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/01/2000

CURRENT OWNER

SPIEGEL, STEVEN PORTER
SPIEGEL, LYDIA DE FAVERI
15 MCCLURE ST
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	49,400	49,400
RESIDNTL	1010	84,500	84,500
Total		133,900	133,900

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SPIEGEL, STEVEN PORTER	5309/ 229	02/27/1998	Q	I	126,500	00
SUGLIA, EDWARD A & JENNIFER K	2778/ 279	08/04/1986	Q	I	150,000	00
SINGER, FRANK A & MARILYN G	1404/ 76	01/01/1963			0	
MCKIE,WILLIAM C JR &BEATRICE J	1282/ 184	01/01/1958			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2001	1010	49,400	2000	1010	49,400	1999	1010	56,300
2001	1010	84,500	2000	1010	84,500	1999	1010	81,800
	Total:	133,900		Total:	133,900		Total:	138,100

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	81,700
Appraised XF (B) Value (Bldg)	2,800
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	49,400
Special Land Value	
Total Appraised Card Value	133,900
Total Appraised Parcel Value	133,900
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	133,900

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
GAS95-389	6/15/95		GAS	25		0		REPLACEME
PLM95-311	6/15/95	PL	Plumbing	25		0		REPLACEME

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
2/19/99	DB	45	Sales Reinspection d
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				9,500.00	SF	5.20	1.00	0	1.00	CP	1.00	SPCL(10%)Notes:	5.20	49,400
						Total Card Land Units	9,500.00	SF	Parcel Total Land Area:			9,500 SF				Total Land Value	49,400

Property Location: 15 MCCLURE ST
Vision ID: 1507

MAP ID: 11C/ / 50/ /
Other ID: 11C000050

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	06		Conventional
Model	01		Residential
Grade	22		Grade = 110%
Stories	2		2 Stories
Occupancy	00		
Exterior Wall 1	17		Stucco/Masonry
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	03		Gas
Heating Type	06		Steam
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			

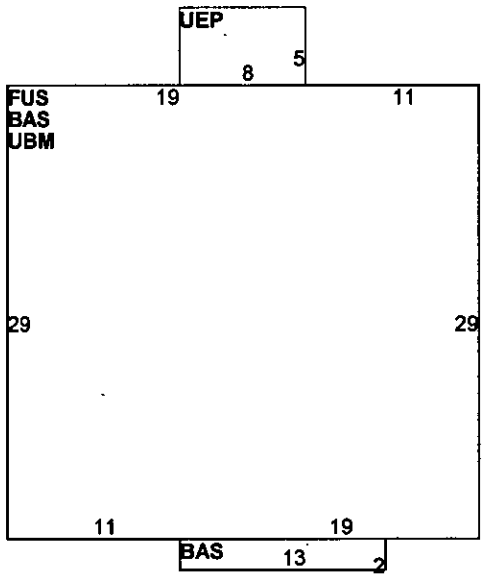
COST/MARKET VALUATION

Unadj. Base Rate	48.00
Size Adj. Factor	1.02413
Grade (Q) Index	1.11
Adj. Base Rate	54.57
Bldg. Value New	102,101
Year Built	1920
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	81,700

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
FPL3	FIREPLACE 2 ST	B	1	3,500.00	1971	1	100	2,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	896	896	896	54.57	48,895
FUS	Upper Story, Finished	783	870	783	49.11	42,728
UBM	Basement, Unfinished	0	870	174	10.91	9,495
UEP	Porch, Enclosed, Unfinished	0	40	18	24.56	982
Ttl. Gross Liv/Lease Area		1,679	2,676	1,871	Bldg Val:	102,101

Property Location: 15 MCCLURE ST
Vision ID: 1507

MAP ID: 11C/ / 50/ /
Other ID: 11C000050

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 01/03/2002 08:11

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
SPIEGEL, STEVEN PORTER		2 Public Wate		
SPIEGEL, LYDIA DE FAVERI		3 Public Sewe		
15 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	49,400	49,400
RESIDNTL	1010	92,600	92,600
Total		142,000	142,000

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SPIEGEL, STEVEN PORTER	5309/ 229	02/27/1998	Q	I	126,500	00
SUGLIA, EDWARD A & JENNIFER K	2778/ 279	08/04/1986	Q	I	150,000	00
SINGER, FRANK A & MARILYN G	1404/ 76	01/01/1963			0	
MCKIE,WILLIAM C JR &BEATRICE J	1282/ 184	01/01/1958			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2002	1010	49,400	2001	1010	49,400	2000	1010	49,4
2002	1010	92,600	2001	1010	84,500	2000	1010	84,5
	Total:	142,000		Total:	133,900		Total:	133,9

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)	89,8
Appraised XF (B) Value (Bldg)	2,8
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	49,4
Special Land Value	
Total Appraised Card Value	142,0
Total Appraised Parcel Value	142,0
Valuation Method:	Cost/Market Valuat
Exemptions	
Net Total Appraised Parcel Value	142,0

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
GAS95-389	6/15/95		GAS	25		0		REPLACEME
PLM95-311	6/15/95	PL	Plumbing	25		0		REPLACEME

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
2/19/99	DB	45	Sales Reinspectio
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				9,500.00	SF	5.20	1.00	0	1.00	CP	1.00		5.20	49,4
						Total Card Land Units	0.22	AC	Parcel Total Land Area:			0.22 AC				Total Land Value	49,4

Property Location: 15 MCCLURE ST
Vision ID: 1507

MAP ID: 11C/ / 50/ /
Other ID: 11C000050

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 01/03/2002 08

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	06		Conventional
Model	01		Residential
Grade	22		Grade = 110%
Stories	2		2 Stories
Occupancy	00		
Exterior Wall 1	17		Stucco/Masonry
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	03		Gas
Heating Type	06		Steam
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			

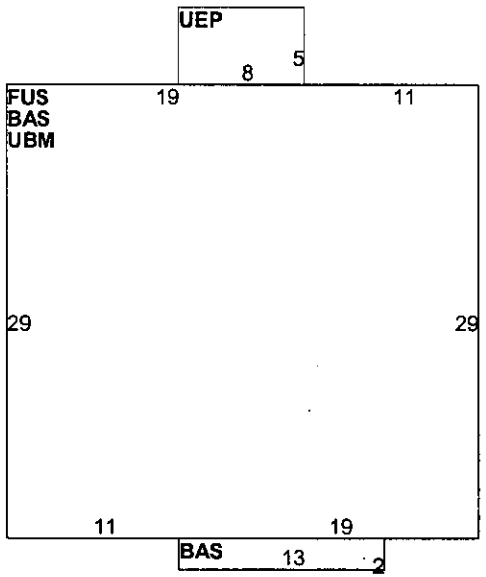
CONDO/MOBILE HOME DATA

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

COST/MARKET VALUATION

Unadj. Base Rate	52.80
Size Adj. Factor	1.02413
Grade (Q) Index	1.11
Adj. Base Rate	60.02
Bldg. Value New	112,297
Year Built	1920
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	89,800

SKETCH



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
FPL3	FIREPLACE 2 ST	B	1	3,500.00	1971	1	100	2,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	896	896	896	60.02	53,778
FUS	Upper Story, Finished	783	870	783	54.02	46,996
UBM	Basement, Unfinished	0	870	174	12.00	10,443
UEP	Porch, Enclosed, Unfinished	0	40	18	27.01	1,080

Property Location: 15 MCCLURE ST
Vision ID: 1507

MAP ID: 11C/ / 50/ /
Other ID: 11C000050

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

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
SPIEGEL, STEVEN PORTER		2 Public Wate		
SPIEGEL, LYDIA DE FAVERI		3 Public Sewe		
15 MCCLURE ST				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID: 11C-50

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	79,200	79,200
RESIDNTL	1010	101,900	101,900
	Total	181,100	181,100

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SPIEGEL, STEVEN PORTER	5309/ 229	02/27/1998	Q	I	126,500	00
SUGLIA, EDWARD A & JENNIFER K	2778/ 279	08/04/1986	Q	I	150,000	00
SINGER, FRANK A & MARILYN G	1404/ 76	01/01/1963			0	
MCKIE,WILLIAM C JR &BEATRICE J	1282/ 184	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	49,400	2001	1010	49,400
2003	1010	101,900	2002	1010	92,600	2001	1010	84,500
	Total:	181,100		Total:	142,000		Total:	133,900

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)	99,200
Appraised XF (B) Value (Bldg)	2,700
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	79,200
Special Land Value	
Total Appraised Card Value	181,100
Total Appraised Parcel Value	181,100
Valuation Method:	Cost/Market Valuation
Exemptions	0
Net Total Appraised Parcel Value	181,100

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
GAS95-389	6/15/1995		GAS	25		0		REPLACEME
PLM95-311	6/15/1995	PL	Plumbing	25		0		REPLACEME

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
2/19/1999	DB	45	Sales Reinspection (
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				9,500.00	SF	7.58	1.10	4	1.00	CP	1.00		8.34	79,200
						Total Card Land Units	9,500.00	SF	Parcel Total Land Area:			9,500 SF				Total Land Value	79,200

Property Location: 15 MCCLURE ST
Vision ID: 1507

MAP ID: 11C/ / 50/ /
Other ID: 11C000050

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	03		Colonial
Model	01		Residential
Grade	24		Grade = 120%
Stories	2		2 Stories
Occupancy	00		
Exterior Wall 1	17		Stucco/Masonry
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	03		Gas
Heating Type	06		Steam
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			

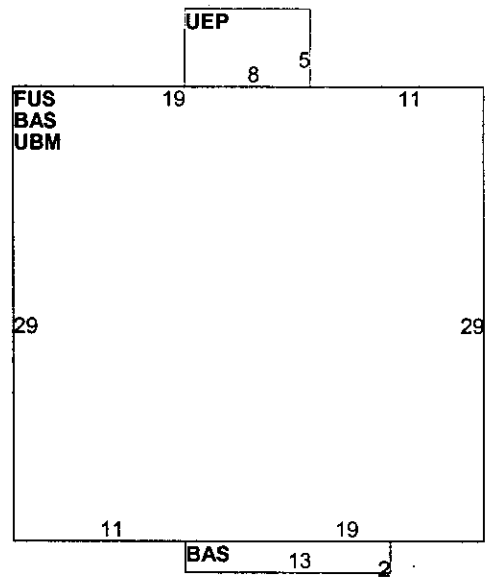
COST/MARKET VALUATION

Unadj. Base Rate	61.60
Size Adj. Factor	1.06155
Grade (Q) Index	1.21
Adj. Base Rate	79.12
Bldg. Value New	148,034
Year Built	1920
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	99,200

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
FPL3	FIREPLACE 2 ST	B	1	4,000.00	1969	1	100	2,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	896	896	896	79.12	70,892
FUS	Upper Story, Finished	783	870	783	71.21	61,951
UBM	Basement, Unfinished	0	870	174	15.82	13,767
UEP	Porch, Enclosed, Unfinished	0	40	18	35.60	1,424
Ttl. Gross Liv/Lease Area		1,679	2,676	1,871	Bldg Val:	148,034

MAP 11-C LOT 50 **PROPERTY ASSESSMENT RECORD — TOWN OF AMHERST, MASSACHUSETTS** S CARD NO.

15 McClure Street

9500#
~~9801#~~

LAND AREA ~~36 rds~~ 0.23 A

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
Suglia, Edward A. & Jennifer K. Acct. 9419	150,000.	8/4/86	2778	279
Singer, Frank A. & Marilyn G. Acct 1442	20.35	1963	1404	76
McKie, William C., Jr. & Beatrice J.	16.50	1958	1282	184

ASSESSMENT RECORD

	1963	1964	19 70	19 78	19 80	19 81	19 82	19 84	19 85	19 86
DWELLING	4300									
GARAGE										
4-1-77										
TOTAL VALUE BUILDINGS	4300	15260	23030	33200	36300	43900	48700	61800	68900	71900
TOTAL VALUE LAND	500	2600	7030	9100	9100	13800	13800	16500	16500	20700
TOTAL VALUE LAND & BUILDINGS	4800	17860	30060	42300	45400	57700	62500	78300	85400	92600

PROPERTY FACTORS

TOPOGRAPHY	IMPROVEMENTS
LEVEL	
HIGH	
LOW	
ROCK	
SWAMP	
PAVED	
SEWER	
DIRT	
SIDEWALK	
LAND	
BLDG.	
SALE	
RENT	
EXP.	
NET	
LAND	

MEMORANDA

	19 87	19 88	19
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS	109400	109400	
TOTAL VALUE LAND	42800	49300	
TOTAL VALUE LAND & BUILDINGS	152200	158700	

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

BLDG. @ % =

TOTAL

BUILDING PERMIT RECORD

	EST. COST	PERMIT NO.	DATE
Install fence	1000.	90B-411	5/90

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
100	95	33-	80%	26-	2600

C.I.

TOTAL VALUE LAND	2600
TOTAL VALUE BUILDINGS	15260
TOTAL VALUE LAND & BUILDINGS	17860

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
9500		.65	111%	.74	7030

C.I.

TOTAL VALUE LAND	7030
TOTAL VALUE BUILDINGS	23030
TOTAL VALUE LAND & BUILDINGS	30060

5/18/70 N.C J.L.M

MR. SINGER

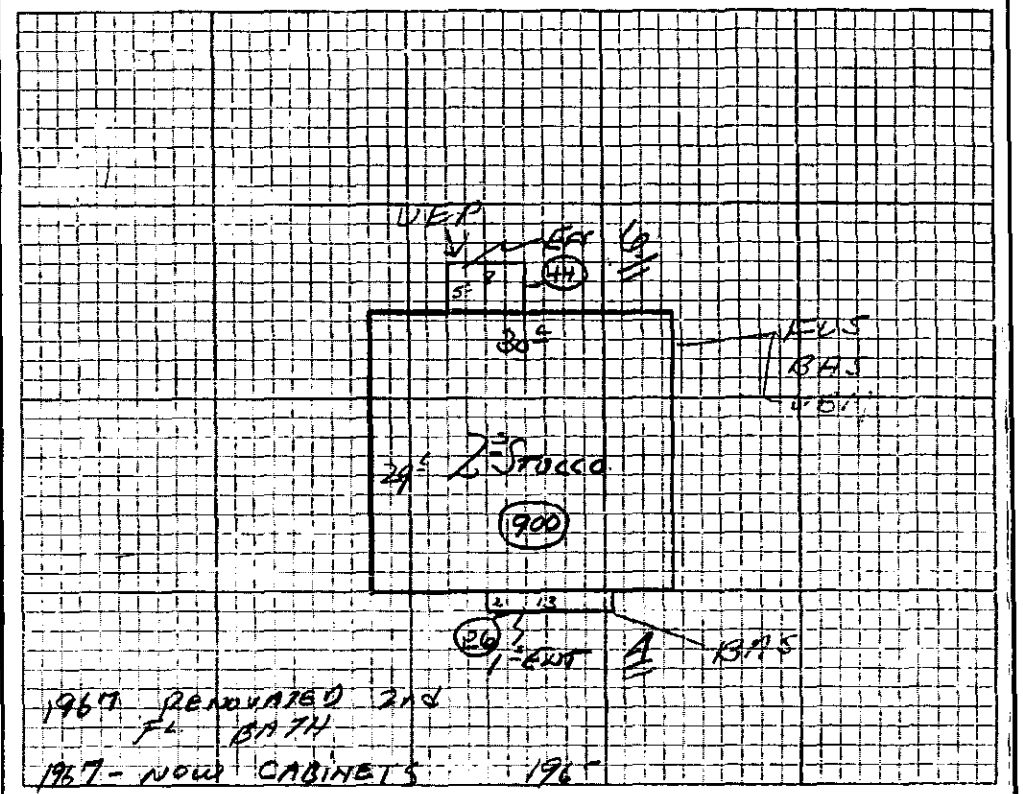
BUILDING RECORD

OCCUPANCY

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

NOTES – SPECIAL EQUIPMENT

SKETCH



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 2x10-16 OC	✓
TIMBER, BEAMS & COLS	✓
STEEL BEAMS & COLS	✓
WOOD RAFTERS	✓

NO. OF ROOMS

BSMT.		2ND	4
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	✓			
FIN. BSMT. AREA				
FIN. ATTIC AREA				
FIREPLACE 1971				✓
MODERN KITCHEN				

HEATING

PIPELESS FURNACE	
HOT AIR FURNACE	
FORCED AIR FURNACE	
STEAM FURNACE 1965	✓
HOT WATER OR VAPOR	
AIR CONDITIONING	
RADIANT HEATING	
UNIT HEATERS	
AUTO BURNER GAS	✓
NO HEATING	

PLUMBING

BATHROOM 2	✓
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

DESIGN

RANCH TYPE	
SPLIT LEVEL	
CONVENTIONAL	
DESIGN FACTOR	%
GRADE FACTOR	-10 %

COMPUTATIONS

UNIT	AMOUNT
900 S.F.	22990
ADD. & PCHS.	+1000
WALL HT.	
BSMT. AREA	
FINISH	
ATTIC	+570
HEATING	
PLUMBING	+600
O.F.	
TOTAL	25160
FACTOR	x 1.22
REPL. VALUE	30700

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	2 STORY	B±	1926±		G	30700	25		–	23030
GARAGE	NONE									
COMMERCIAL										

DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED	TOTAL VALUE BUILDINGS	23030
12-18-63	LS	LS	PP	PP	PP	VI		

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

AMHERST, MA

11C/000/050

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
9419	SUGLIA, EDWARD A & SUGLIA,	JENN11C-000-050	15 MCCLURE ST	01/20/94	1 OF 1

ACCOUNT	TAX OWNER						LAST APPRAISED
9419	SUGLIA, EDWARD A & SUGLIA,	ACRES: .22		CITY:			
		JENLOTS: 0	EXEMPT: N	NBRHD: CP		BY DC	ON 07/01/93
		DEED BP: 2778/279		PLAT BP:			

SALE INFORMATION: DATE: 08/04/86 PRICE 150000

VALUE SUMMARY

	LAND MKT	LAND USE	BUILDING	OUTBLDG	TOTAL MKT	TOTAL USE
MULTIPLE USE	$0	$0	$0	$0	$0	$0
RESIDENTIAL	$49,700	$49,700	$77,900	$0	$127,600	$127,600
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 ***	$49,700	$49,700	$77,900	$0	$127,600	$127,600

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		9500.00	SF	5.20	121	105	127	6.60	49,700	

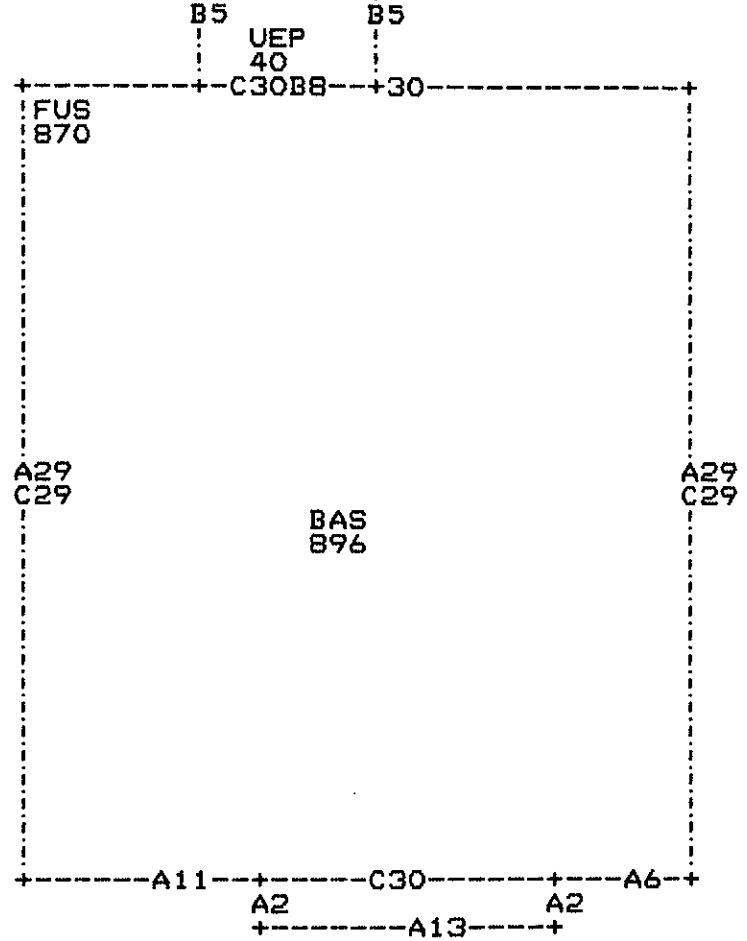
OUTBUILDINGS & EXTRA FEATURES

NO	TYPE	DESCRIPTION	AREA	U PRICE	RCN	PHYS	VALUE

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	11C/000/050 CARD
9419	SUGLIA, EDWARD A & SUGLIA,	JENN11C-000-050	15 MCCLURE ST	01/20/94	2 OF 1

MODEL	BULDING STYLE	BUILDING USE	BASE	EC	FN	PH	PCT	RCN	DEPR VALUE
SFR	06-CONVENTIONAL	101-DWG 1 FAMILY	00.00			20	100	108,315	77,900

SCALE IS 1:10



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

COMPONENT	TYPE
FOUNDATION	CONCRETE
SUB FLOOR	
EXTERIOR WALL	CB STUCCO
INTERIOR WALL	PLASTER
ROOF STRUCTURE	HIP/GABLE
ROOF COVER	ASPHALT OR FG. SHINGLE
HEATING FUEL/TYPE	GAS HOT WATER
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	1920
NUMBER STORIES	2.0
PERIMETER MULT	104
QUALITY	AVERAGE
SHAPE/DESIGN	110
WALL HEIGHT	8.0
EFFECT BASE RATE	57.20

SEC	TYPE	GROSS	PCT	EFFECT	RPL COST
A	BAS	896	100	896	51,251
B	UEP	40	45	18	1,030
C	FUS	870	90	783	44,788
D	UBM	900	20	180	10,296
SUBTL		2706		1877	107,365
FIREPLACE		1 FLUES,		1 OPENS	950
GRAND TOTAL					108,315

BUILDING DIMENSIONS -
DL30/DD29/DR11/DD2/DR13/DU2/DR6/DU29/
ML14/DU5/DL8/DD5/DR8/
DL30/DD29/DR30/DU29/

Property Location: 15 MCCLURE ST | MAP ID: 11C/ / 50/ / | Bldg Name: | State Use: 1010
Vision ID: 1507 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/13/2006 11:18

CURRENT OWNER

SPIEGEL, STEVEN PORTER
SPIEGEL, LYDIA DE FAVERI
206 MAIN ST #2676

NORTHFIELD, MA 01360-1050
Additional Owners:

TOPO. / UTILITIES / STRT./ROAD / LOCATION

2 Public Water
3 Public Sewer

SUPPLEMENTAL DATA

Other ID: 11C000050
Calc Frontag 97.4
Owner Occupi
APR PARCELS

Precinct
Units

GIS ID: 11C-50
ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	131,700	131,700
RES LAND	1010	138,300	138,300
Total		270,000	270,000

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SPIEGEL, STEVEN PORTER	5309/ 229	02/27/1998	Q	I	126,500	00
SUGLIA, EDWARD A & JENNIFER K	2778/ 279	08/04/1986	Q	I	150,000	00
SINGER, FRANK A & MARILYN G	1404/ 76	01/01/1963			0	
MCKIE,WILLIAM C JR &BEATRICE J	1282/ 184	01/01/1958			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2007	1010	131,700	2006	1010	131,700	2005	1010	109,000
2007	1010	138,300	2006	1010	138,300	2005	1010	101,800
	Total:	270,000		Total:	270,000		Total:	210,800

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

ASSESSING NEIGHBORHOOD

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

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	129,000
Appraised XF (B) Value (Bldg)	2,700
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	138,300
Special Land Value	0
Total Appraised Parcel Value	270,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**270,000**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD04-607	04/22/2004	RE	Remodel	10,000		0		REPAIR FIRE DAMAG
ELE04-686	04/12/2004	EL	Electric	0		0		REWIRE HS
ELE04-549	02/25/2004	EL	Electric	0		0		LIVEN UP FURNACE A
GAS04-208	02/19/2004	PL	Plumbing	0		0		TEST
GAS03-182	02/21/2003	PL	Plumbing	0		0		REPLACE BOILER
GAS95-389	06/15/1995		GAS	25		0		REPLACEME
PLM95-311	06/15/1995	PL	Plumbing	25		0		REPLACEME

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/18/2005			RD	15	DRIVE BY FIELD REVI
2/19/1999			DB	45	Sales Reinspection (
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				9,500	SF	11.09	1.05	4	1.0000	1.00	CP	1.25				14.56	138,300

Total Card Land Units: 0.22 AC | Parcel Total Land Area: 0.22 AC | Total Land Value: 138,300

Property Location: 15 MCCLURE ST **MAP ID:** 11C/ / 50/ / **Bldg Name:** **State Use:** 1010

Vision ID: 1507 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/13/2006 11:18

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	03		Colonial
Model	01		Residential
Grade	24		Grade = 120%
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	17		Stucco/Masonry
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	03		Gas
Heat Type	06		Steam
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)

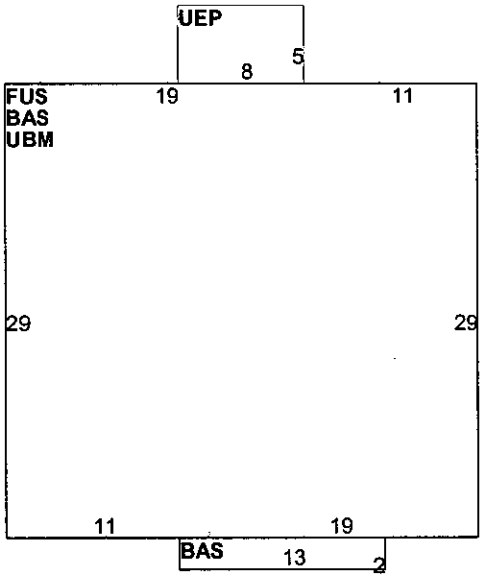
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	102.92
Section. RCN:	192,571
Net Other Adj:	0.00
Replace Cost	192,571
AYB	1920
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	129,000
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
FPL3	FIREPLACE 2			B	1	4,000.00	1972		1		100	2,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	896	896	896	102.92	92,220
FUS	Upper Story, Finished	783	870	783	92.63	80,589
UBM	Basement, Unfinished	0	870	174	20.58	17,909
UEP	Porch, Enclosed, Unfinished	0	40	18	46.32	1,853
	Ttl. Gross Liv/Lease Area:	1,679	2,676	1,871		192,571

No Photo On Record

PROP. LOC.: 15 MCCLURE ST

MAP I.D.: 11C/ / 50/ /

Other i.d.: 11C000050

Bldg. 1 Card 1 of 1

Print Date: 01/11/99

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
SPIEGEL, STEVEN PORTER SPIEGEL, LYDIA DE FAVERI 15 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	56,300	56,300
RESIDNTL	1010	81,800	81,800
Total		138,100	138,100

601
AMHERST, MA

MMC

RECORD OF OWNERSHIP	BK-VOL/PAGE	MO/DY/YR	qu	vi	SALE PRICE	V.C.
SPIEGEL, STEVEN PORTER	5309/229	02/27/98	Q	I	126,500	00
SUGLIA, EDWARD A & JENNIFER K	2778/279	08/04/86	Q	I	150,000	00
SINGER, FRANK A & MARILYN G	1404/76	01/01/63			0	
MCKIE,WILLIAM C JR &BEATRICE J	1282/184	01/01/58			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1010	56,300	98	1010	56,300	97	1010	56,300
99	1010	81,800	98	1010	81,800	97	1010	81,800
	Total	138,100		Total	138,100		Total	138,100

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)	79,200
Appraised X.F.(B) Value (Bldg)	2,600
Appraised O.B.(L) Value (Bldg)	0
Appraised Land Value (Bldg)	56,300
Special Land Value	0
Total Appraised Card Value	138,100
Total Appraised Parcel Value	138,100
Exemption(s)	
Net Total Appraised Parcel Value	138,100

BUILDING PERMIT RECORD

Permit I.D.#	Issue Date	Type	Description	Amount	Insp. Date	%Cmp	Date Cmp	Comments
GAS95-389	061595		GAS	25		0		REPLACEMENT
PLM95-311	061595	PL	Plumbing	25		0		REPLACEMENT

VISIT/CHANGE HISTORY

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

LAND LINE DATA AND VALUATION SECTION

B#	UsCd	Description	Zone	D	Fmtg	Depth	No. of Units	Tp	Unit Price	I. Fctr	Sl	Cn Fct	Nhbhd	Adj.	Notes-Adj/Spcl Lnd Prcng	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG1	0			9,500.00	SF	5.20	1.05	0	1.21	CP	.90		5.93	56,300
		Total Land Units					9,500.00	SF								Total	56,300

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	06		Conventional
Model	01		Residential
Grade	22		Grade = 110%
Stories	2		2 Stories
Occupancy	00		
Exter. Wall 1	17		Stucco/Masonry
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	03		Gas
Type	05		Hot Water
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	50.00	
Size Adj Factor	1.0229	
Grade(Q) Index	1.10	
Adj Base Rate	56.26	
Bldg Value New		105,600
Year Built	1920	
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		79,200

NOTES

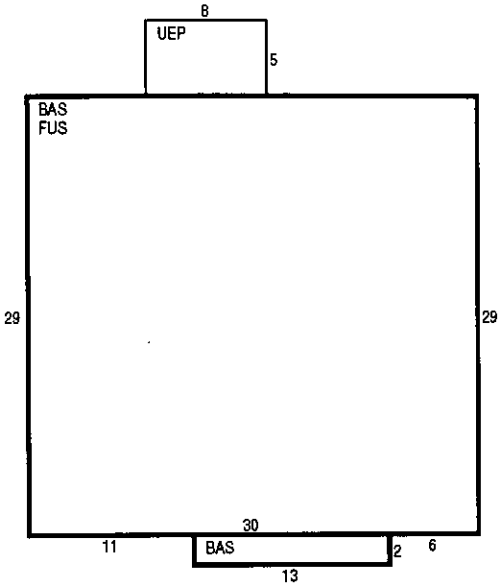
OB-OUTBUILDINGS & YARD ITEMS (L)

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	896	896	56.26	50,409
FUS	Upper Story, Finis	870	783	50.63	44,052
UBM	Basement, Unfinish	900	180	11.25	10,127
UEP	Porch, Enclosed, U	40	18	25.32	1,013

Ttl. Gross Liv/Lease Area 1,877 Bldg Value 105,600

XF-BUILDING EXTRA FEATURES (B)

Code	Description	B	Units	Unit Price	Yr	Dp Rt	%Cnd	Appr. Value
FPL3	FIREPLACE 2 ST	B	1	3,500.00	71	1.00	100	2,600

Total XF Value 2,600

(Sketch) Traverse Code

BAS[L30,D29,R11,D2,R13,U2,R6,U29],FUS[L30,D29,R30,U29],PTR[L14],UEP[U5,L8,D5,R8],PTR[R14],UBM[900]