Property Location: 338 LINCOLN AVE | **MAP ID:** 11C/ / 53/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 1450 | **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
FARRELL, KELLY		2 Public Water		
338 LINCOLN AVE		3 Public Sewer		
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	11C000053	Precinct	
Calc Frontag	91.4	School	
Owner Occupi	YES		

GIS ID: 11C-53 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	102,900	102,900
RES LAND	1010	165,300	165,300
RESIDNTL	1010	2,400	2,400
	Total	270,600	270,600

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FARRELL, KELLY	5706/ 132	06/08/1999	Q	I	135,000	00
MACCONNELL, SUSAN G	2577219	06/17/1985	Q		79,600	
FAIRBANKS, LISA O	2176/ 46	08/11/1980			46,900	
LOOMIS, LOUISE D	1818/ 81	03/03/1975			0	
LOOMIS, RALPH S & LOUISE D	1674/ 177	12/01/1972			0	
LOOMIS, RALPH S & LOUISE D	986/ 493				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	1010	102,900	2005	1010	100,000	2004	1010	90,400
2006	1010	165,300	2005	1010	125,900	2004	1010	98,600
2006	1010	2,400	2005	1010	1,700	2004	1010	1,400
	Total:	270,600		Total:	227,600		Total:	190,400

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	102,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	2,400
Appraised Land Value (Bldg)	165,300
Special Land Value	0
Total Appraised Parcel Value	270,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**270,600**

ASSESSING NEIGHBORHOOD

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

NOTES

INCLUDES PARCEL 11C -
317 LOTS 3 AND 4

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD00-421	01/28/2000	RE	Remodel	985		0		INT STAIRCASE TO A'

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/18/2005			RD	15	DRIVE BY FIELD REVI
8/1/2000			DB	10	Refusal Letter Request no
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				10,510	SF	10.07	1.25	7	1.0000	1.00	CP	1.25			15.73	165,300

Total Card Land Units: 10,510 SF | Parcel Total Land Area: 10,510 SF | Total Land Value: 165,300

Property Location: 338 LINCOLN AVE **MAP ID:** 11C/ / 53/ / **Bldg Name:** **State Use:** 1010

Vision ID: 1450 **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	33		Victorian
Model	01		Residential
Grade	22		Grade = 110%
Stories	2		2 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	03		Plaster/SkimC
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

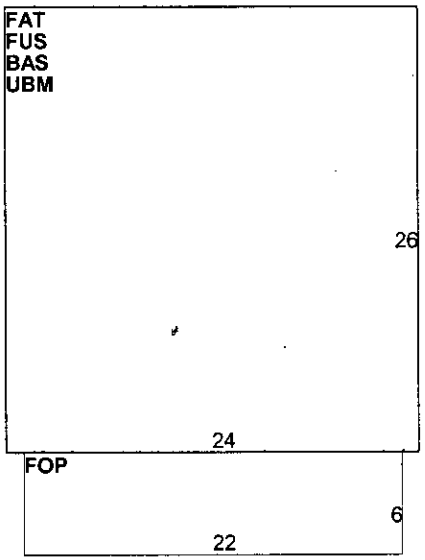
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	98.78
Section. RCN:	153,603
Net Other Adj:	0.00
Replace Cost	153,603
AYB	1890
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	102,900
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
FGR1	GARAGE-AVE			L	240	20.00	1951		0		50	2,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value
BAS	First Floor	624	624	624	98.78	61,639
FAT	Attic, Finished	218	624	218	34.51	21,534
FOP	Porch, Open, Finished	0	132	26	19.46	2,568
FUS	Upper Story, Finished	562	624	562	88.97	55,514
UBM	Basement, Unfinished	0	624	125	19.79	12,348
	Ttl. Gross Liv/Lease Area:	1,404	2,628	1,555		153,603

Property Location: 338 LINCOLN AVE
Vision ID: 1450

MAP ID: 11C/ / 53/ /
Other ID: 11C000053

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

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FARRELL, KELLY		2 Public Wate		
338 LINCOLN AVE		3 Public Sewe		
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID: 11C-53

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	98,600	98,600
RESIDNTL	1010	90,400	90,400
RESIDNTL	1010	1,400	1,400
	Total	190,400	190,400

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FARRELL, KELLY	5706/ 132	06/08/1999	Q	I	135,000	00
MACCONNELL, SUSAN G	2577219	06/17/1985	Q		79,600	
FAIRBANKS, LISA O	2176/ 46	08/11/1980			46,900	
LOOMIS, LOUISE D	1818/ 81	03/03/1975			0	
LOOMIS, RALPH S & LOUISE D	1674/ 177	12/01/1972			0	
LOOMIS, RALPH S & LOUISE D	986/ 493				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2004	1010	98,600	2003	1010	93,600	2002	1010	66,600
2004	1010	90,400	2003	1010	90,400	2002	1010	73,000
2004	1010	1,400	2003	1010	1,400	2002	1010	1,400
	Total:	190,400		Total:	185,400		Total:	141,000

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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NOTES

INCLUDES PARCEL 11C -
317 LOTS 3 AND 4

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	90,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,400
Appraised Land Value (Bldg)	98,600
Special Land Value	
Total Appraised Card Value	190,400
Total Appraised Parcel Value	190,400
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	190,400

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD00-421	1/28/2000	RE	Remodel	985				INT STAIRCASE TO A'

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
8/1/2000	DB	10	Letter Request Letter Se
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				10,510.00	SF	6.85	1.30	7	1.00	CP	1.05		9.38	98,600
						Total Card Land Units	0.24	AC	Parcel Total Land Area:			0.24 AC				Total Land Value	98,600

Property Location: 338 LINCOLN AVE **MAP ID:** 11C/ / 53/ /
Vision ID: 1450 **Other ID:** 11C000053 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	33		Victorian
Model	01		Residential
Grade	22		Grade = 110%
Stories	2		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	09		Pine/Soft Wood
2			
Heating Fuel	02		Oil
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1		1 Bathroom
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			

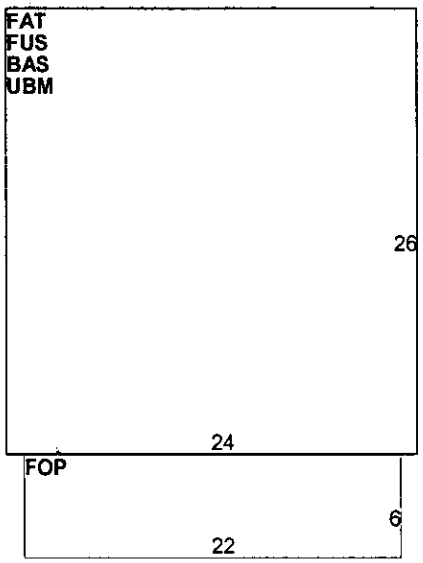
COST/MARKET VALUATION

Unadj. Base Rate	75.00
Size Adj. Factor	1.14518
Grade (Q) Index	1.01
Adj. Base Rate	86.75
Bldg. Value New	134,896
Year Built	1890
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	90,400

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FGR2	GARAGE-GOOD	L	240	20.00	1951	0	29	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	624	624	624	86.75	54,132
FAT	Attic, Finished	218	624	218	30.31	18,912
FOP	Porch, Open, Finished	0	132	26	17.09	2,256
FUS	Upper Story, Finished	562	624	562	78.13	48,754
UBM	Basement, Unfinished	0	624	125	17.38	10,844
Ttl. Gross Liv/Lease Area		1,404	2,628	1,555	Bldg Val:	134,896

Property Location: 338 LINCOLN AVE
Vision ID: 1450

MAP ID: 11C/ / 53/ /
Other ID: 11C000053

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

CURRENT OWNER

FARRELL, KELLY

338 LINCOLN AVE
AMHERST, MA 01002

TOPO. / UTILITIES / STRT/ROAD / LOCATION

	2 Public Wate		
	3 Public Sewe		

SUPPLEMENTAL DATA

Account #
Precinct
School
Owner Occupi YES

GIS ID: 11C-53

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	125,900	125,900
RESIDNTL	1010	100,000	100,000
RESIDNTL	1010	1,700	1,700
Total		227,600	227,600

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FARRELL, KELLY	5706/ 132	06/08/1999	Q	I	135,000	00
MACCONNELL, SUSAN G	2577219	06/17/1985	Q		79,600	
FAIRBANKS, LISA O	2176/ 46	08/11/1980			46,900	
LOOMIS, LOUISE D	1818/ 81	03/03/1975			0	
LOOMIS, RALPH S & LOUISE D	1674/ 177	12/01/1972			0	
LOOMIS, RALPH S & LOUISE D	986/ 493				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2005	1010	125,900	2004	1010	98,600	2003	1010	93,600
2005	1010	100,000	2004	1010	90,400	2003	1010	90,400
2005	1010	1,700	2004	1010	1,400	2003	1010	1,400
		Total: 227,600			Total: 190,400			Total: 185,400

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)	100,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,700
Appraised Land Value (Bldg)	125,900
Special Land Value	
Total Appraised Card Value	227,600
Total Appraised Parcel Value	227,600
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	227,600

NOTES

INCLUDES PARCEL 11C -
317 LOTS 3 AND 4

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD00-421	1/28/2000	RE	Remodel	985				INT STAIRCASE TO A'

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
8/1/2000	DB	10	Letter Request Letter Se
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				10,510.00	SF	8.38	1.30	7	1.00	CP	1.10		11.98	125,900
						Total Card Land Units	10,510.00	SF	Parcel Total Land Area:			10,510 SF				Total Land Value	125,900

Property Location: 338 LINCOLN AVE **MAP ID:** 11C/ / 53/ /
Vision ID: 1450 **Other ID:** 11C000053 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/30/2004 11

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	33		Victorian
Model	01		Residential
Grade	22		Grade = 110%
Stories	2		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	09		Pine/Soft Wood
2			
Heating Fuel	02		Oil
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1		1 Bathroom
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			

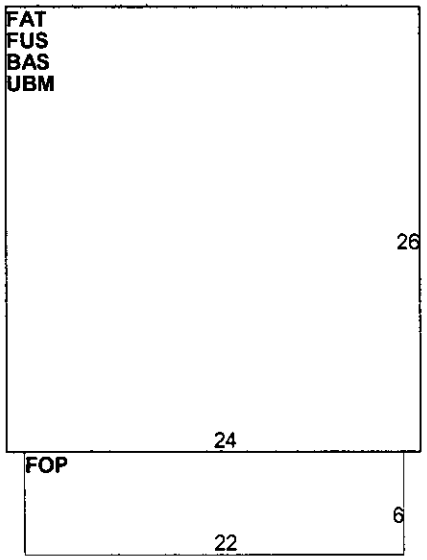
COST/MARKET VALUATION

Unadj. Base Rate	83.00
Size Adj. Factor	1.14518
Grade (Q) Index	1.01
Adj. Base Rate	96.00
Bldg. Value New	149,280
Year Built	1890
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	100,000

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
FGR2	GARAGE-GOOD	L	240	24.00	1951	0	29	1,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	624	624	624	96.00	59,904
FAT	Attic, Finished	218	624	218	33.54	20,928
FOP	Porch, Open, Finished	0	132	26	18.91	2,496
FUS	Upper Story, Finished	562	624	562	86.46	53,952
UBM	Basement, Unfinished	0	624	125	19.23	12,000
Ttl. Gross Liv/Lease Area		1,404	2,628	1,555	Bldg Val:	149,280

Property Location: 338 LINCOLN AVE **MAP ID:** 11C/ / 53/ /
Vision ID: 1450 **Other ID:** 11C000053 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/01/2000

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
FARRELL, KELLY		2 Public Water		
		3 Public Sewer		
338 LINCOLN AVE				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	66,600	66,600
RESIDNTL	1010	66,400	66,400
RESIDNTL	1010	1,400	1,400
	Total	134,400	134,400

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FARRELL, KELLY	5706/ 132	06/08/1999	Q	I	135,000	00
MACCONNELL, SUSAN G	2577219	06/17/1985	Q		79,600	
FAIRBANKS, LISA O	2176/ 46	08/11/1980			46,900	
LOOMIS, LOUISE D	1818/ 81	03/03/1975			0	
LOOMIS, RALPH S & LOUISE D	1674/ 177	12/01/1972			0	
LOOMIS, RALPH S & LOUISE D	986/ 493				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2001	1010	66,600	2000	1010	66,600	1999	1010	60,100
2001	1010	66,400	2000	1010	55,400	1999	1010	54,100
2001	1010	1,400	2000	1010	1,400	1999	1010	1,400
Total:		134,400	Total:		123,400	Total:		115,600

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

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	66,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,400
Appraised Land Value (Bldg)	66,600
Special Land Value	
Total Appraised Card Value	134,400
Total Appraised Parcel Value	134,400
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	**134,400**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD00-421	1/28/00	RE	Remodel	985				INT STAIRCASE TO AT

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
8/1/00	DB	10	Letter Request Letter Se
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				10,510.00	SF	5.20	1.10	0	1.11	CP	1.00	SPCL(10%)Notes:	6.34	66,600
						Total Card Land Units	10,510.00	SF	Parcel Total Land Area:			10,510 SF				Total Land Value	66,600

Property Location: 338 LINCOLN AVE
Vision ID: 1450

MAP ID: 11C/ / 53/ /
Other ID: 11C000053

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	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	09		Pine/Soft Wood
2			
Heating Fuel	02		Oil
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1		1 Bathroom
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			

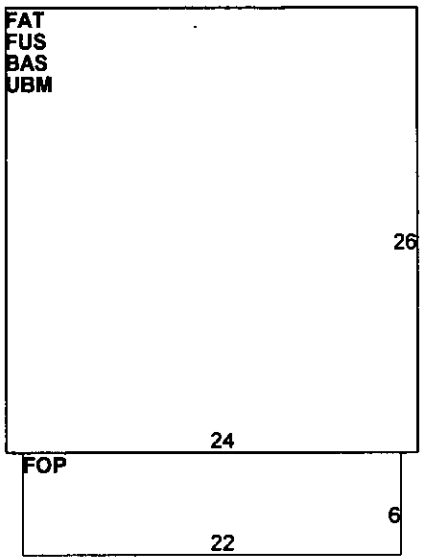
COST/MARKET VALUATION

Unadj. Base Rate	48.00
Size Adj. Factor	1.10016
Grade (Q) Index	1.01
Adj. Base Rate	53.34
Bldg. Value New	82,944
Year Built	1890
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	66,400

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
94	ACCESSORY BLDG	L	240	20.00	1951	0	29	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	624	624	624	53.34	33,284
FAT	Attic, Finished	218	624	218	18.63	11,628
FOP	Porch, Open, Finished	0	132	26	10.51	1,387
FUS	Upper Story, Finished	562	624	562	48.04	29,977
UBM	Basement, Unfinished	0	624	125	10.69	6,668
Ttl. Gross Liv/Lease Area		1,404	2,628	1,555	Bldg Val:	82,944

Property Location: 338 LINCOLN AVE
Vision ID: 1450

MAP ID: 11C/ / 53/ /
Other ID: 11C000053

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

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FARRELL, KELLY		2 Public Wate		
338 LINCOLN AVE		3 Public Sewe		
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	66,600	66,600
RESIDNTL	1010	73,000	73,000
RESIDNTL	1010	1,400	1,400
Total		141,000	141,000

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FARRELL, KELLY	5706/ 132	06/08/1999	Q	I	135,000	00
MACCONNELL, SUSAN G	2577219	06/17/1985	Q		79,600	
FAIRBANKS, LISA O	2176/ 46	08/11/1980			46,900	
LOOMIS, LOUISE D	1818/ 81	03/03/1975			0	
LOOMIS, RALPH S & LOUISE D	1674/ 177	12/01/1972			0	
LOOMIS, RALPH S & LOUISE D	986/ 493				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2002	1010	66,600	2001	1010	66,600	2000	1010	66,6
2002	1010	73,000	2001	1010	66,400	2000	1010	55,4
2002	1010	1,400	2001	1010	1,400	2000	1010	1,4
	Total:	141,000		Total:	134,400		Total:	123,4

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)	73,0
Appraised XF (B) Value (Bldg)	
Appraised OB (L) Value (Bldg)	1,4
Appraised Land Value (Bldg)	66,6
Special Land Value	
Total Appraised Card Value	141,0
Total Appraised Parcel Value	141,0
Valuation Method:	Cost/Market Valuat
Exemptions	
Net Total Appraised Parcel Value	141,0

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD00-421	1/28/00	RE	Remodel	985				INT STAIRCASE TO A

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
8/1/00	DB	10	Letter Request Letter
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				10,510.00	SF	5.20	1.10	0	1.11	CP	1.00		6.34	66,6
						Total Card Land Units	0.24	AC	Parcel Total Land Area:			0.24 AC				Total Land Value	66,6

Property Location: 338 LINCOLN AVE
Vision ID: 1450

MAP ID: 11C/ / 53/ /
Other ID: 11C000053

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	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	09		Pine/Soft Wood
2			
Heating Fuel	02		Oil
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1		1 Bathroom
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			

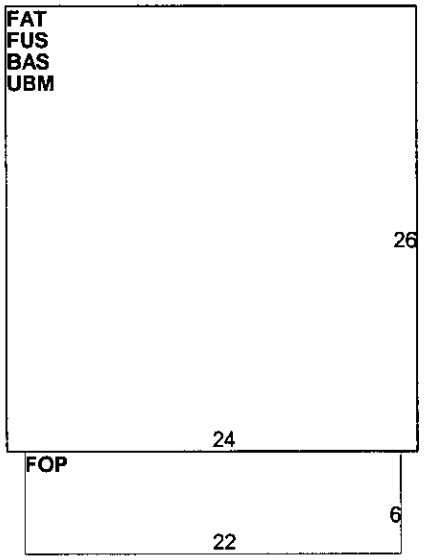
CONDO/MOBILE HOME DATA

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

COST/MARKET VALUATION

Unadj. Base Rate	52.80
Size Adj. Factor	1.10016
Grade (Q) Index	1.01
Adj. Base Rate	58.67
Bldg. Value New	91,232
Year Built	1890
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	73,000

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
FGR2	GARAGE-GOOD	L	240	20.00	1951	0	29	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	624	624	624	58.67	36,610
FAT	Attic, Finished	218	624	218	20.50	12,790
FOP	Porch, Open, Finished	0	132	26	11.56	1,525
FUS	Upper Story, Finished	562	624	562	52.84	32,973
UBM	Basement, Unfinished	0	624	125	11.75	7,334

Property Location: 338 LINCOLN AVE
Vision ID: 1450

MAP ID: 11C/ / 53/ /
Other ID: 11C000053

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

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FARRELL, KELLY		2 Public Wate		
338 LINCOLN AVE		3 Public Sewe		
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID: 11C-53

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	93,600	93,600
RESIDNTL	1010	90,400	90,400
RESIDNTL	1010	1,400	1,400
	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.
FARRELL, KELLY	5706/ 132	06/08/1999	Q	I	135,000	00
MACCONNELL, SUSAN G	2577219	06/17/1985	Q		79,600	
FAIRBANKS, LISA O	2176/ 46	08/11/1980			46,900	
LOOMIS, LOUISE D	1818/ 81	03/03/1975			0	
LOOMIS, RALPH S & LOUISE D	1674/ 177	12/01/1972			0	
LOOMIS, RALPH S & LOUISE D	986/ 493				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2003	1010	93,600	2002	1010	66,600	2001	1010	66,600
2003	1010	90,400	2002	1010	73,000	2001	1010	66,400
2003	1010	1,400	2002	1010	1,400	2001	1010	1,400
	Total:	185,400		Total:	141,000		Total:	134,400

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	90,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,400
Appraised Land Value (Bldg)	93,600
Special Land Value	
Total Appraised Card Value	185,400
Total Appraised Parcel Value	185,400
Valuation Method:	Cost/Market Valuation
Exemptions	0
Net Total Appraised Parcel Value	185,400

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD00-421	1/28/2000	RE	Remodel	985				INT STAIRCASE TO A

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
8/1/2000	DB	10	Letter Request Letter Se
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				10,510.00	SF	6.85	1.30	7	1.00	CP	1.00		8.91	93,600
						Total Card Land Units	10,510.00	SF	Parcel Total Land Area:			10,510 SF				Total Land Value	93,600

Property Location: 338 LINCOLN AVE **MAP ID:** 11C/ / 53/ /
Vision ID: 1450 **Other ID:** 11C000053 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 03/26/2003 09

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	33		Victorian
Model	01		Residential
Grade	22		Grade = 110%
Stories	2		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	09		Pine/Soft Wood
2			
Heating Fuel	02		Oil
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1		1 Bathroom
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			

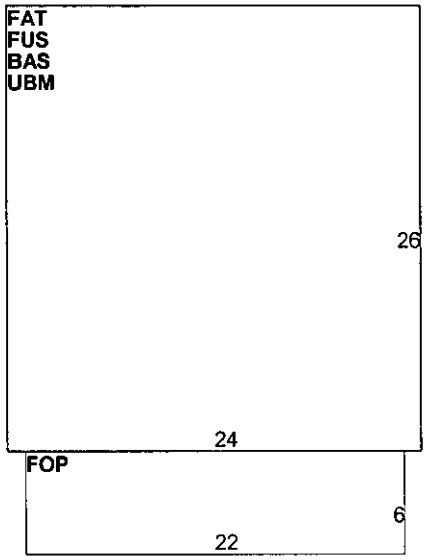
COST/MARKET VALUATION

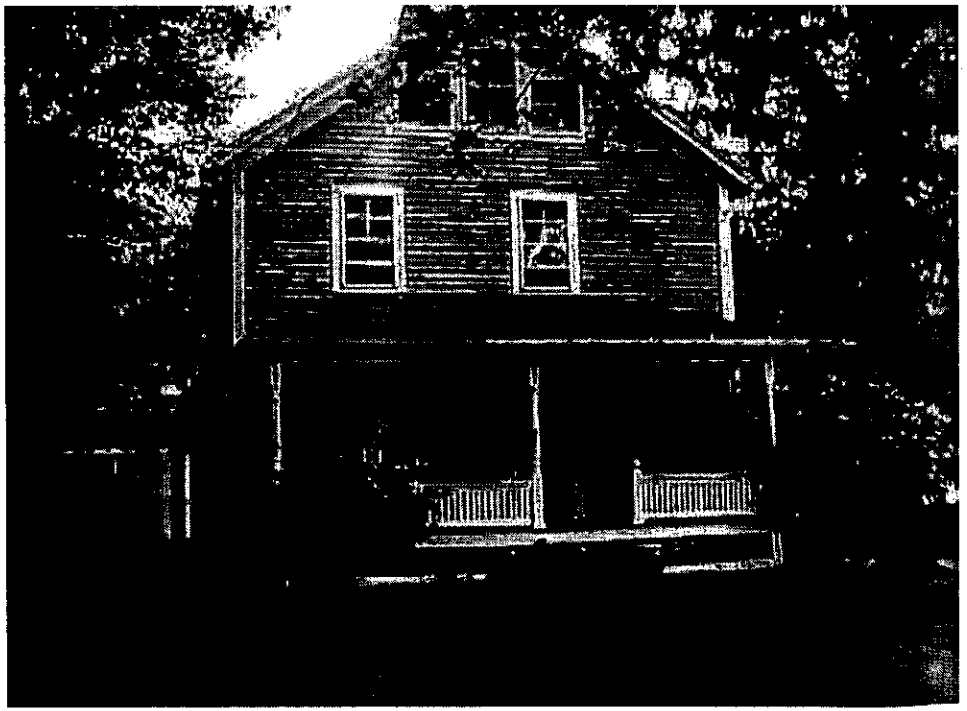
Unadj. Base Rate	75.00
Size Adj. Factor	1.14518
Grade (Q) Index	1.01
Adj. Base Rate	86.75
Bldg. Value New	134,896
Year Built	1890
Eff. Year Built	(AV)
Nrml Physcl Dep	33
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	67
Deprec. Bldg Value	90,400

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH





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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FGR2	GARAGE-GOOD	L	240	20.00	1951	0	29	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	624	624	624	86.75	54,132
FAT	Attic, Finished	218	624	218	30.31	18,912
FOP	Porch, Open, Finished	0	132	26	17.09	2,256
FUS	Upper Story, Finished	562	624	562	78.13	48,754
UBM	Basement, Unfinished	0	624	125	17.38	10,844
Ttl. Gross Liv/Lease Area		1,404	2,628	1,555	Bldg Val:	134,896

MAP 11-C LOT 53,3/7 **PROPERTY ASSESSMENT RECORD – TOWN OF AMHERST, MASSACHUSETTS** S CARD NO.

338 Lincoln Avenue

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
8238 MacConnell, Susan G.	79,600.	6/17/85	2577	219
Fairbanks, Lisa O. ACCT. 1445	46,900	8/11/80	2176	46
10510 Loomis, Louise D.	None	3/3/75	1818	81
~~10412~~ Loomis Ralph S. & Louise D.,	none	12/1/72	1674	177
Loomis, Ralph S. & Louise D.			986	493

LAND AREA ~~39 rds 0.24~~ A

235 IDUNA LANE

ASSESSMENT RECORD

	1963	1964	19 ~~68~~	19 70	19 ~~78~~	19 80	19 81	19 82	19 84	19 85
DWELLING	3300									
GARAGE	200									
3-24-77										
		✓✓✓		✓✓	✓					
TOTAL VALUE BUILDINGS	3500	9160	~~14960~~	13050	20200	22000	31900	35300	39800	44400
TOTAL VALUE LAND	500	2900	~~7300~~	7300	9600	9600	14400	14400	17300	17300
TOTAL VALUE LAND & BUILDINGS	4000	12060	~~22260~~	20350	29800	31600	46300	49700	57100	61700

PROPERTY FACTORS

TOPOGRAPHY	IMPROVEMENTS
LEVEL	
HIGH	
LOW	
ROLLIN	
SWAMPY	
PAVED	
SEMI-IM	
DIRT	
SIDEWA	

MEMORANDA

	19 86	19 87	19 88
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS	48900	23800	23800
TOTAL VALUE LAND	21800	44900	51600
TOTAL VALUE LAND & BUILDINGS	70700	118700	125400
	19	19	19
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND			
TOTAL VALUE LAND & BUILDINGS			

LAND C			
BLDG. C			
SALE P			
RENT			
EXPENS			
NET RE			
LAND			
BLDG.			
TOTAL	Fixed R.E.		

BUILDING PERMIT RECORD

	EST. COST	PERMIT NO.	DATE

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
100	105	35-	82½%	29-	2900		
C.I.							
TOTAL VALUE LAND					2900		
TOTAL VALUE BUILDINGS					9160		
TOTAL VALUE LAND & BUILDINGS					12060		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
10510		1	101½				76
C.I.							
TOTAL VALUE LAND					~~7300~~	7300	–
TOTAL VALUE BUILDINGS					~~14960~~	13050	
TOTAL VALUE LAND & BUILDINGS						20350	

REV + ADJ JLM

BUILDING RECORD

OCCUPANCY

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

CONSTRUCTION

FOUNDATION

CONCRETE	
CONCRETE BLOCK	
BRICK OR STONE	✓
PIERS	

BASEMENT

AREA FULL	✓
¼ ½ ¾	
NO BASEMENT	
HEAD ROOM	✓

WALLS

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

ROOFING

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

FRAMING

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

NO. OF ROOMS

BSMT.	2ND
1ST	3RD

FLOORS

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

ATTIC STRS. & FLOOR	✓
ladder	✓

INTERIOR FINISH

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

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

HEATING

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

PLUMBING

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

LIGHTING

NO LIGHTING	

NOTES – SPECIAL EQUIPMENT

EST
C P 2-12-64
[illegible] L.F.

DESIGN

RANCH TYPE	
SPLIT LEVEL	
CONVENTIONAL	✓
DESIGN FACTOR	%
GRADE FACTOR	%

COMPUTATIONS

	UNIT	AMOUNT
	624 S.F.	17470
ADD. & PCHS.	+	700
WALL HT.		
BSMT. AREA		
FINISH		
ATTIC		
HEATING		
PLUMBING		
O. F.		
TOTAL		18170
FACTOR	x	1.05
REPL. VALUE		19080

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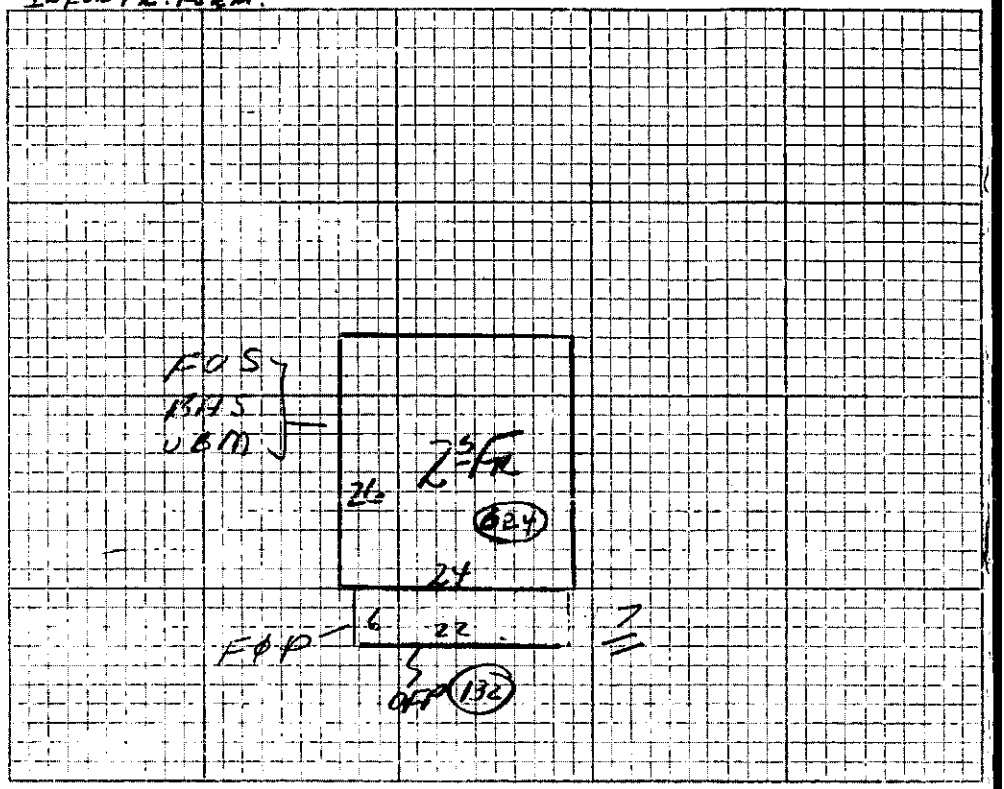


DESCRIPTION OF OBSOLESCENCE

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

SUMMARY OF BUILDINGS

25 14,310

OCCUPANCY	TYPE	GRADE	AGE	REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VAL.	OBSOL. DEPR.	SOUND VAL.
DWELLING	2 S FR	C+5	1890?		F+	19080	35		—	~~12400~~
GARAGE 1S	FR 12x20 BLOCK	C	20±		F	1100	35		—	650
COMMERCIAL										

DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED	TOTAL VALUE BUILDINGS
1-7-6[illegible]	[illegible]	RJ	PP	PP	90	[illegible]	~~13050~~ 14760

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
8238	MACCONNELL, SUSAN G	11C-000-053	338 LINCOLN AVE	01/20/94	1 OF 1

ACCOUNT	TAX OWNER				
8238	MACCONNELL, SUSAN G	ACRES: .24		CITY:	LAST APPRAISED
		LOTS: 0	EXEMPT: N	NBRHD: CP	BY DC ON 07/01/93
		DEED BP: 2577/219		PLAT BP:	

SALE INFORMATION: DATE: 06/17/85 PRICE 79600

VALUE SUMMARY

	LAND MKT	LAND USE	BUILDING	OUTBLDG	TOTAL MKT	TOTAL USE
MULTIPLE USE	$0	$0	$0	$0	$0	$0
RESIDENTIAL	$52,800	$52,800	$47,400	$1,500	$101,700	$101,700
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 ***	$52,800	$52,800	$47,400	$1,500	$101,700	$101,700

GENERAL REMARKS: INCLUDES PARCEL 11C - 317 LOTS 3 AND 4

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		10510.00	SF	5.20	111	110	122	6.34	52,800	

OUTBUILDINGS & EXTRA FEATURES

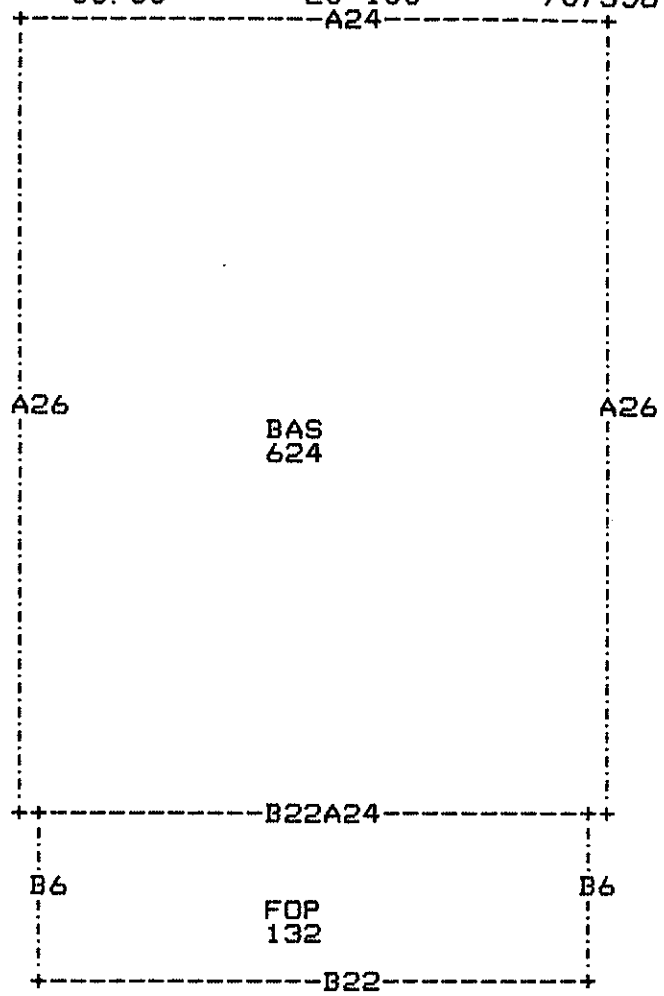
NO	TYPE	DESCRIPTION	AREA	U PRICE	RCN	PHYS	VALUE
2	101	GARAGE	240	0.12	2880	40	1500

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	11C/000/053 CARD
8238	MACCONNELL, SUSAN G	11C-000-053	338 LINCOLN AVE	01/20/94	2 OF 1

MODEL	BULDING STYLE	BUILDING USE
SFR	06-CONVENTIONAL	101-DWG 1 FAMILY

BASE	EC	FN	PH	PCT	RCN	DEPR VALUE
00.00			25	100	70,358	47,400

SCALE IS 1:9



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

COMPONENT	TYPE
FOUNDATION	STONE
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	PINE/SOFTWOOD
FLOOR COVER 2	
CEILING/INSUL	

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

YEAR BUILT	1890
NUMBER STORIES	2.0
PERIMETER MULT	104
QUALITY	AVERAGE
SHAPE/DESIGN	100
WALL HEIGHT	8.0
EFFECT BASE RATE	52.62

SEC	TYPE	GROSS	PCT	EFFECT	RPL COST
A	BAS	624	100	624	32,837
B	FOP	132	20	26	1,368
C	FUS	624	90	562	29,575
D	UBM	624	20	125	6,578
SUBTL		2004		1337	70,358
FIREPLACE					0
GRAND TOTAL					70,358

BUILDING DIMENSIONS -
DL24/DD26/DR24/DU26/
MD26/ML1/DD6/DL22/DU6/DR22/

Property Location: 338 LINCOLN AVE | MAP ID: 11C/ / 53/ / | Bldg Name: | State Use: 1010
Vision ID: 1450 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/13/2006 11:18

CURRENT OWNER

FARRELL, KELLY

338 LINCOLN AVE

AMHERST, MA 01002
Additional Owners:

TOPO. / UTILITIES / STRT./ROAD / LOCATION

2	Public Water
3	Public Sewer

SUPPLEMENTAL DATA

Other ID: 11C000053
Calc Frontag 91.4
Owner Occupi YES
APR PARCELS

Precinct
Units

GIS ID: 11C-53
ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	102,900	102,900
RES LAND	1010	165,300	165,300
RESIDNTL	1010	2,400	2,400
Total		270,600	270,600

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FARRELL, KELLY	5706/ 132	06/08/1999	Q	I	135,000	00
MACCONNELL, SUSAN G	2577219	06/17/1985	Q		79,600	
FAIRBANKS, LISA O	2176/ 46	08/11/1980			46,900	
LOOMIS, LOUISE D	1818/ 81	03/03/1975			0	
LOOMIS, RALPH S & LOUISE D	1674/ 177	12/01/1972			0	
LOOMIS, RALPH S & LOUISE D	986/ 493				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2007	1010	102,900	2006	1010	102,900	2005	1010	100,000
2007	1010	165,300	2006	1010	165,300	2005	1010	125,900
2007	1010	-2,400	2006	1010	2,400	2005	1010	1,700
	Total:	270,600		Total:	270,600		Total:	227,600

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

ASSESSING NEIGHBORHOOD

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

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	102,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	2,400
Appraised Land Value (Bldg)	165,300
Special Land Value	0
Total Appraised Parcel Value	270,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**270,600**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD00-421	01/28/2000	RE	Remodel	985		0		INT STAIRCASE TO A'

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/18/2005			RD	15	DRIVE BY FIELD REVI
8/1/2000			DB	10	Refusal Letter Request no
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				10,510	SF	10.07	1.25	7	1.0000	1.00	CP	1.25			15.73	165,300

Total Card Land Units: 0.24 AC | Parcel Total Land Area: 0.24 AC | Total Land Value: 165,300

Property Location: 338 LINCOLN AVE **MAP ID:** 11C/ / 53/ / **Bldg Name:** **State Use:** 1010

Vision ID: 1450 **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	33		Victorian
Model	01		Residential
Grade	22		Grade = 110%
Stories	2		2 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	03		Plaster/SkimC
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

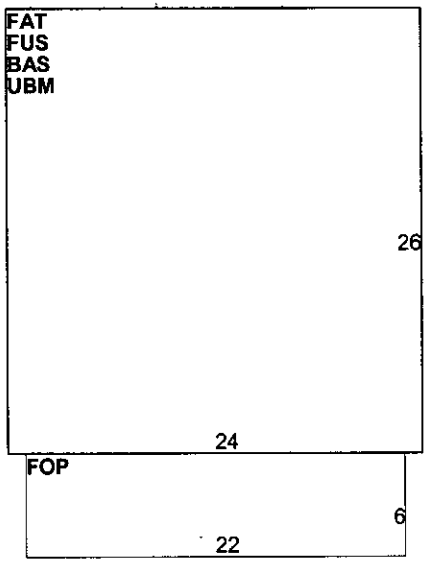
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	98.78
Section. RCN:	153,603
Net Other Adj:	0.00
Replace Cost	153,603
AYB	1890
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	102,900
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
FGR1	GARAGE-AVE			L	240	20.00	1951		0		50	2,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	624	624	624	98.78	61,639
FAT	Attic, Finished	218	624	218	34.51	21,534
FOP	Porch, Open, Finished	0	132	26	19.46	2,568
FUS	Upper Story, Finished	562	624	562	88.97	55,514
UBM	Basement, Unfinished	0	624	125	19.79	12,348
	Ttl. Gross Liv/Lease Area:	1,404	2,628	1,555		153,603

PROP. LOC.: 338 LINCOLN AVE MAP I.D.: 11C/ / 53/ /

Other i.d.: 11C000053 Bldg. 1 Card 1 of 1 Print Date: 01/11/99

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
MACCONNELL, SUSAN G 235 IDUNA LN AMHERST, MA 55		2 Public W 3 Public S		

SUPPLEMENTAL DATA

Account No.: PHOTO
PRECINCT

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	60,100	60,100
RESIDNTL	1010	54,100	54,100
RESIDNTL	1010	1,400	1,400
Total		115,600	115,600

601
AMHERST, MA

MMC

RECORD OF OWNERSHIP	BK-VOL/PAGE	MO/DY/YR	qu	vi	SALE PRICE	V.C.
MACCONNELL, SUSAN G	2577/219	06/17/85	Q		79,600	
FAIRBANKS, LISA O	2176/46	08/11/80			46,900	
LOOMIS, LOUISE D	1818/81	03/03/75			0	
LOOMIS, RALPH S & LOUISE D	1674/177	12/01/72			0	
LOOMIS, RALPH S & LOUISE D	986/493				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1010	60,100	98	1010	60,100	97	1010	60,100
99	1010	54,100	98	1010	54,100	97	1010	54,100
99	1010	1,400	98	1010	1,400	97	1010	1,400
	Total	115,600		Total	115,600		Total	115,600

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)	54,100
Appraised X.F.(B) Value (Bldg)	0
Appraised O.B.(L) Value (Bldg)	1,400
Appraised Land Value (Bldg)	60,100
Special Land Value	0
Total Appraised Card Value	115,600
Total Appraised Parcel Value	115,600
Exemption(s)	
Net Total Appraised Parcel Value	115,600

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	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	RG10				10,510.00	SF	5.20	1.10	0	1.11	CP	.90		5.72	60,100
		Total Land Units					10,510.00	SF								Total	60,100

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	06		Conventional
Model	01		Residential
Grade	20		Grade = 100%
Stories	2		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	09		Pine/Soft Wood
2			
Heating Fuel	02		Oil
Type	04		Forced Air-Duc
Air/Cn Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1		1 Bathroom
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	50.00	
Size Adj Factor	1.1736	
Grade(Q) Index	0.92	
Adj Base Rate	53.98	
Bldg Value New		72,171
Year Built	1890	
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		54,100

NOTES

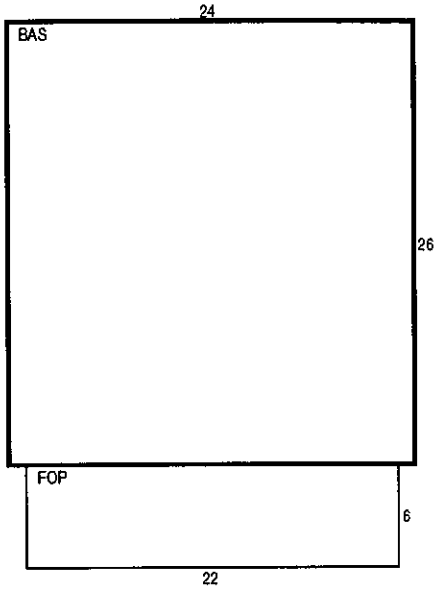
INCLUDES PARCEL 11C -
317 LOTS 3 AND 4

OB-OUTBUILDINGS & YARD ITEMS (L)

Code	Description	L	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
94	ACCESSORY BLD	L	240	20.00	51	0.00	29	1,400
						Total OB Value		1,400

INCOME SECTION

SKETCH



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	624	624	53.98	33,684
FOP	Porch, Open, Finis	132	26	10.63	1,403
FUS	Upper Story, Finis	624	562	48.62	30,337
UBM	Basement, Unfinish	624	125	10.81	6,748
Ttl. Gross Liv/Lease Area			1,337	Bldg Value	72,171

XF-BUILDING EXTRA FEATURES (B)

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

(Sketch) Traverse Code:
PTR[D26,L1],FOP[D6,L22,U6,R22],PTR[U26,R1],UBM[624],FUS[624],BAS[
L24,D26,R24,U26]