Property Location: 272 LINCOLN AVE | *MAP ID:* 11C/ / 60/ / | *Bldg Name:* | *State Use:* 1010

Vision ID: 907 | *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
BERINS, MICHAEL L		2 Public Water		
272 LINCOLN AVE		3 Public Sewer		
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	11C000060	Precinct	
Calc Frontag	184.7	School	
Owner Occupi	YES		
GIS ID: 11C-60		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	313,900	313,900
RES LAND	1010	180,800	180,800
RESIDNTL	1010	5,200	5,200
		Total	499,900	499,900

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BERINS, MICHAEL L	4837/ 93	03/06/1996	U	I	1	1A
BERINS, MICHAEL L & TINA D	1703/ 14	05/15/1973	Q	I	56,500	00
ARCHER, ROBERT R & NANCY M	1490/ 732	01/01/1966	Q	I	0	00
GOSS, ALBERT E & MARY E W	1412/ 221	01/01/1963	Q	I	0	00
ESTY, JOHN C JR & KATHARINE C	1355/ 338	01/01/1961	Q	I	0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	1010	313,900	2005	1010	295,400	2004	1010	258,000
2006	1010	180,800	2005	1010	137,100	2004	1010	118,000
2006	1010	5,200	2005	1010	4,900	2004	1010	4,100
		Total: 499,900			Total: 437,400			Total: 380,100

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)	307,200
Appraised XF (B) Value (Bldg)	6,700
Appraised OB (L) Value (Bldg)	5,200
Appraised Land Value (Bldg)	180,800
Special Land Value	0
Total Appraised Parcel Value	499,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	499,900

ASSESSING NEIGHBORHOOD

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

NOTES

W-O BASEMENT

REMODEL KITCHEN 1969

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE00-114	07/23/1999	EL	Electric	0		0		WIRE BATH
PLM00-4	07/02/1999	PL	Plumbing	0		0		2 H20 CLO
BLD99-753	06/02/1999	RE	Remodel	50,000		0		RENV/ADD

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/18/2005			RD	15	DRIVE BY FIELD REVI
8/28/2000			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		183		12,000	SF	8.88	1.45	8	1.0000	1.00	CE	1.15			14.81	177,700
1	1010	SINGLE FAM MDL-01	RG11				38,443	SF	0.07	1.00	0	1.0000	1.00	CE	1.15			0.08	3,100

Total Card Land Units: 1.16 AC | Parcel Total Land Area: 50,443 SF | Total Land Value: 180,800

Property Location: 272 LINCOLN AVE | *MAP ID:* 11C/ / 60/ / | *Bldg Name:* | *State Use:* 1010

Vision ID: 907 | *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	63		Georgian Colon
Model	01		Residential
Grade	32		Grade = 160%
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	14		Wood Shingle
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	1		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	8		8 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

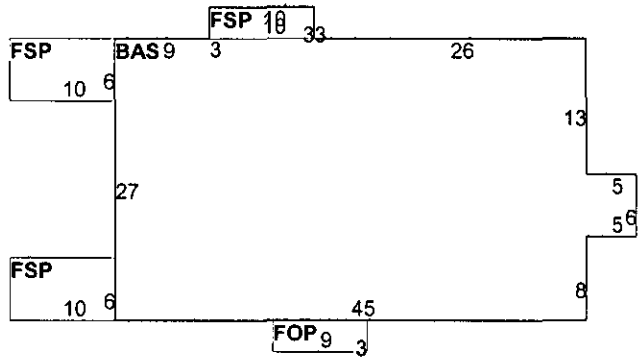
Adj. Base Rate:	132.96
Section. RCN:	365,773
Net Other Adj:	0.00
Replace Cost	365,773
AYB	1910
EYB	1989
Dep Code	VG
Remodel Rating	
Year Remodeled	
Dep %	16
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Status	
% Complete	
Overall % Cond	84
Apprais Val	307,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

UEP[150]

UBM[1215]

FUS[1215]

FOP[30]



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	432	20.00	1985		0		50	4,300
TEN	TENNIS COUI			L	720	2.50	1985		0		50	900
FPL3	FIREPLACE 2			B	2	4,000.00	1989		1		100	6,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value
BAS	First Floor	1,275	1,275	1,275	132.96	169,524
FOP	Porch, Open, Finished	0	57	11	25.66	1,463
FSP	Porch, Screen, Finished	0	150	60	53.18	7,978
FUS	Upper Story, Finished	1,094	1,215	1,094	119.72	145,458
UBM	Basement, Unfinished	0	1,215	243	26.59	32,309
UEP	Porch, Enclosed, Unfinished	0	150	68	60.28	9,041
	Ttl. Gross Liv/Lease Area:	2,369	4,062	2,751		365,773

Property Location: 272 LINCOLN AVE **MAP ID:** 11C/ / 60/ /
Vision ID: 907 **Other ID:** 11C000060 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12:45

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
BERINS, MICHAEL L		2 Public Wate		
		3 Public Sewer		
272 LINCOLN AVE				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID: 11C-60

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	118,000	118,000
RESIDNTL	1010	258,000	258,000
RESIDNTL	1010	4,100	4,100
	Total	380,100	380,100

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BERINS, MICHAEL L	4837/ 93	03/06/1996	U	I	1	1A
BERINS, MICHAEL L & TINA D	1703/ 14	05/15/1973	Q	I	56,500	00
ARCHER, ROBERT R & NANCY M	1490/ 732	01/01/1966	Q	I	0	00
GOSS, ALBERT E & MARY E W	1412/ 221	01/01/1963	Q	I	0	00
ESTY, JOHN C JR & KATHARINE C	1355/ 338	01/01/1961	Q	I	0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2004	1010	118,000	2003	1010	112,200	2002	1010	97,800
2004	1010	258,000	2003	1010	258,000	2002	1010	201,000
2004	1010	4,100	2003	1010	4,100	2002	1010	4,100
	Total:	380,100		*Total:*	374,300		*Total:*	302,900

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)	254,600
Appraised XF (B) Value (Bldg)	3,400
Appraised OB (L) Value (Bldg)	4,100
Appraised Land Value (Bldg)	118,000
Special Land Value	
Total Appraised Card Value	380,100
Total Appraised Parcel Value	380,100
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	380,100

NOTES

W-O BASEMENT
REMODEL KITCHEN 1969

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE00-114	7/23/1999	EL	Electric	0		0		WIRE BATH
PLM00-4	7/2/1999	PL	Plumbing	0		0		2 H20 CLO
BLD99-753	6/2/1999	RE	Remodel	50,000		0		RENV/ADD

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
8/28/2000	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		183		12,000.00	SF	6.00	1.50	8	1.00	CE	1.05		9.48	113,800
1	1010	SINGLE FAM	RG11				38,443.00	SF	0.07	1.50	0	1.00	CE	1.05		0.11	4,200
			Total Card Land Units				1.16	AC	*Parcel Total Land Area:*			1.16 AC				*Total Land Value*	118,000

Property Location: 272 LINCOLN AVE
Vision ID: 907

MAP ID: 11C/ / 60/ /
Other ID: 11C000060

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	63		Georgian Colon
Model	01		Residential
Grade	32		Grade = 160%
Stories	2		2 Stories
Occupancy	00		
Exterior Wall 1	14		Wood Shingle
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	05		Hot Water
AC Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	8		8 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

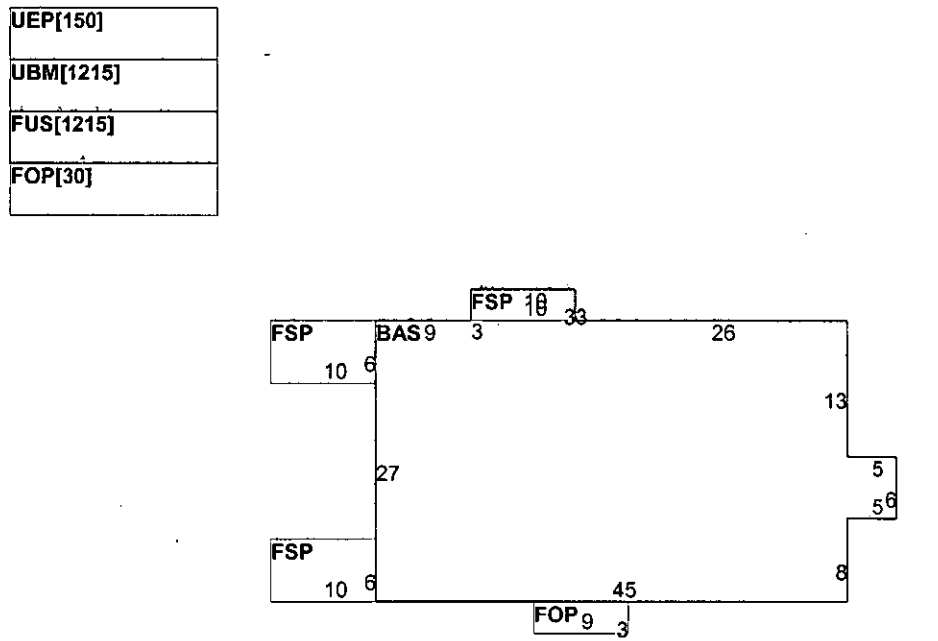
COST/MARKET VALUATION

Unadj. Base Rate	75.00
Size Adj. Factor	0.92990
Grade (Q) Index	1.58
Adj. Base Rate	110.19
Bldg. Value New	303,133
Year Built	1910
Eff. Year Built	(VG)
Nrml Physcl Dep	16
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	84
Deprec. Bldg Value	254,600

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL3	FIREPLACE 2 ST	B	1	4,000.00	1986	1	100	3,400
FGR1	GARAGE-AVE	L	432	16.00	1985	0	45	3,100
TEN	TENNIS COURT	L	720	2.50	1985	0	55	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,275	1,275	1,275	110.19	140,492
FOP	Porch, Open, Finished	0	57	11	21.26	1,212
FSP	Porch, Screen, Finished	0	150	60	44.08	6,611
FUS	Upper Story, Finished	1,094	1,215	1,094	99.22	120,548
UBM	Basement, Unfinished	0	1,215	243	22.04	26,776
UEP	Porch, Enclosed, Unfinished	0	150	68	49.95	7,493
Ttl. Gross Liv/Lease Area		2,369	4,062	2,751	Bldg Val:	303,133

Property Location: 272 LINCOLN AVE
Vision ID: 907
MAP ID: 11C/ / 60/ /
Other ID: 11C000060
Bldg #: 1 **Card** 1 **of** 1
Print Date: 12/30/2004 11:57

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
BERINS, MICHAEL L		2 Public Wate		
		3 Public Sewe		
272 LINCOLN AVE				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account #
Precinct
School
Owner Occupi YES

GIS ID: 11C-60

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	137,100	137,100
RESIDNTL	1010	295,400	295,400
RESIDNTL	1010	4,900	4,900
	Total	437,400	437,400

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BERINS, MICHAEL L	4837/ 93	03/06/1996	U	I	1	1A
BERINS, MICHAEL L & TINA D	1703/ 14	05/15/1973	Q	I	56,500	00
ARCHER, ROBERT R & NANCY M	1490/ 732	01/01/1966	Q	I	0	00
GOSS, ALBERT E & MARY E W	1412/ 221	01/01/1963	Q	I	0	00
ESTY, JOHN C JR & KATHARINE C	1355/ 338	01/01/1961	Q	I	0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2005	1010	137,100	2004	1010	118,000	2003	1010	112,200
2005	1010	295,400	2004	1010	258,000	2003	1010	258,000
2005	1010	4,900	2004	1010	4,100	2003	1010	4,100
	Total:	437,400		*Total:*	380,100		*Total:*	374,300

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)	292,000
Appraised XF (B) Value (Bldg)	3,400
Appraised OB (L) Value (Bldg)	4,900
Appraised Land Value (Bldg)	137,100
Special Land Value	
Total Appraised Card Value	437,400
Total Appraised Parcel Value	437,400
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	437,400

NOTES

W-O BASEMENT
REMODEL KITCHEN 1969

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE00-114	7/23/1999	EL	Electric	0		0		WIRE BATH
PLM00-4	7/2/1999	PL	Plumbing	0		0		2 H20 CLO
BLD99-753	6/2/1999	RE	Remodel	50,000		0		RENV/ADD

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
8/28/2000	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		183		12,000.00	SF	7.37	1.45	8	1.00	CE	1.05		11.20	134,400
1	1010	SINGLE FAM	RG11				38,443.00	SF	0.07	1.00	0	1.00	CE	1.05		0.07	2,700
			Total Card Land Units				1.16	AC	*Parcel Total Land Area:*			1.16 AC				*Total Land Value*	137,100

Property Location: 272 LINCOLN AVE
Vision ID: 907
MAP ID: 11C/ / 60/ /
Other ID: 11C000060
Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 12/30/2004 11

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	63		Georgian Colon
Model	01		Residential
Grade	32		Grade = 160%
Stories	2		2 Stories
Occupancy	00		
Exterior Wall 1	14		Wood Shingle
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	05		Hot Water
AC Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	8		8 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

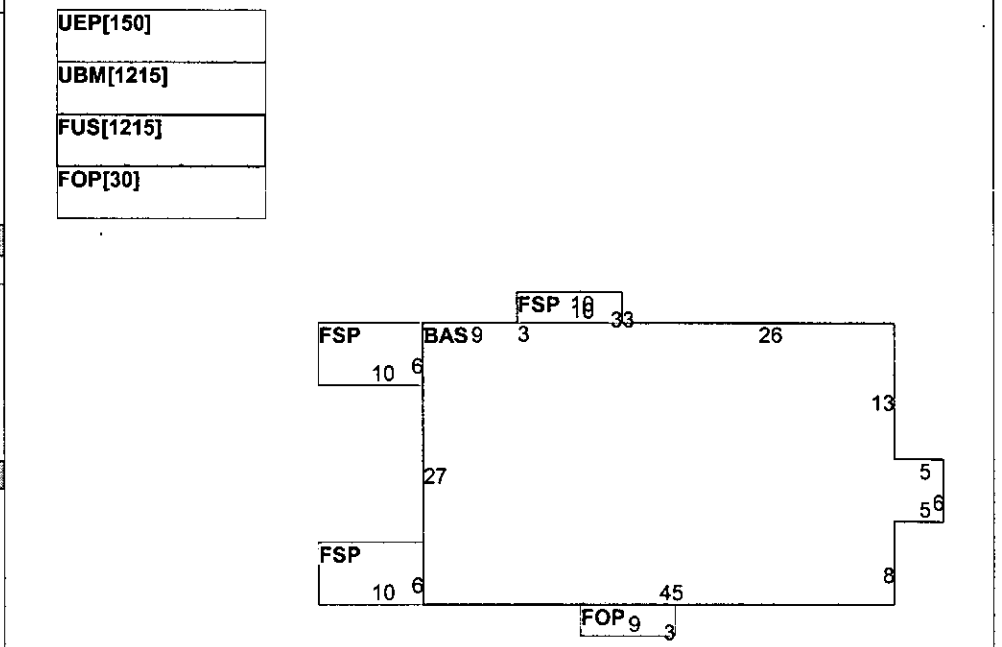
COST/MARKET VALUATION

Unadj. Base Rate	86.00
Size Adj. Factor	0.92990
Grade (Q) Index	1.58
Adj. Base Rate	126.35
Bldg. Value New	347,589
Year Built	1910
Eff. Year Built	(VG) 1987
Nrml Physcl Dep	16
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	84
Deprec. Bldg Value	292,000

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
FPL3	FIREPLACE 2 ST	B	1	4,000.00	1987	1	100	3,400
FGR1	GARAGE-AVE	L	432	20.00	1985	0	45	3,900
TEN	TENNIS COURT	L	720	2.50	1985	0	55	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,275	1,275	1,275	126.35	161,096
FOP	Porch, Open, Finished	0	57	11	24.38	1,390
FSP	Porch, Screen, Finished	0	150	60	50.54	7,581
FUS	Upper Story, Finished	1,094	1,215	1,094	113.77	138,227
UBM	Basement, Unfinished	0	1,215	243	25.27	30,703
UEP	Porch, Enclosed, Unfinished	0	150	68	57.28	8,592
Ttl. Gross Liv/Lease Area		2,369	4,062	2,751	Bldg Val:	347,589

Property Location: 272 LINCOLN AVE **MAP ID:** 11C/ / 60/ / **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/01/2000

Vision ID: 907 **Other ID:** 11C000060

CURRENT OWNER

BERINS, MICHAEL L

272 LINCOLN AVE
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	97,800	97,800
RESIDNTL	1010	183,000	183,000
RESIDNTL	1010	4,100	4,100
	Total	284,900	284,900

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BERINS, MICHAEL L	4837/ 93	03/06/1996	U	I	1	1A
BERINS, MICHAEL L & TINA D	1703/ 14	05/15/1973	Q	I	56,500	00
ARCHER, ROBERT R & NANCY M	1490/ 732	01/01/1966	Q	I	0	00
GOSS, ALBERT E & MARY E W	1412/ 221	01/01/1963	Q	I	0	00
ESTY, JOHN C JR & KATHARINE C	1355/ 338	01/01/1961	Q	I	0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2001	1010	97,800	2000	1010	100,000	1999	1010	76,000
2001	1010	183,000	2000	1010	115,900	1999	1010	120,700
2001	1010	4,100	2000	1010	4,100	1999	1010	4,100
	Total:	284,900		Total:	220,000		Total:	200,800

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	179,800
Appraised XF (B) Value (Bldg)	3,200
Appraised OB (L) Value (Bldg)	4,100
Appraised Land Value (Bldg)	97,800
Special Land Value	
Total Appraised Card Value	284,900
Total Appraised Parcel Value	284,900
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	284,900

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE00-114	7/23/99	EL	Electric	0		0		WIRE BATH
PLM00-4	7/2/99	PL	Plumbing	0		0		2 H20 CLO
BLD99-753	6/2/99	RE	Remodel	50,000		0		RENV/ADD

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
8/28/00	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		183		12,000.00	SF	5.20	1.50	0	1.00	CE	1.00		7.80	93,600
1	1010	SINGLE FAM	RG11				38,443.00	SF	0.07	1.50	0	1.00	CE	1.00		0.11	4,200
						Total Card Land Units	1.16	AC	Parcel Total Land Area:			1.16 AC				Total Land Value	97,800

Property Location: 272 LINCOLN AVE **MAP ID:** 11C/ / 60/ /
Vision ID: 907 **Other ID:** 11C000060 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/01/2000

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	63		Georgian Colon
Model	01		Residential
Grade	28		Grade = 140%
Stories	2		2 Stories
Occupancy	00		
Exterior Wall 1	14		Wood Shingle
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	05		Hot Water
AC Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	8		8 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

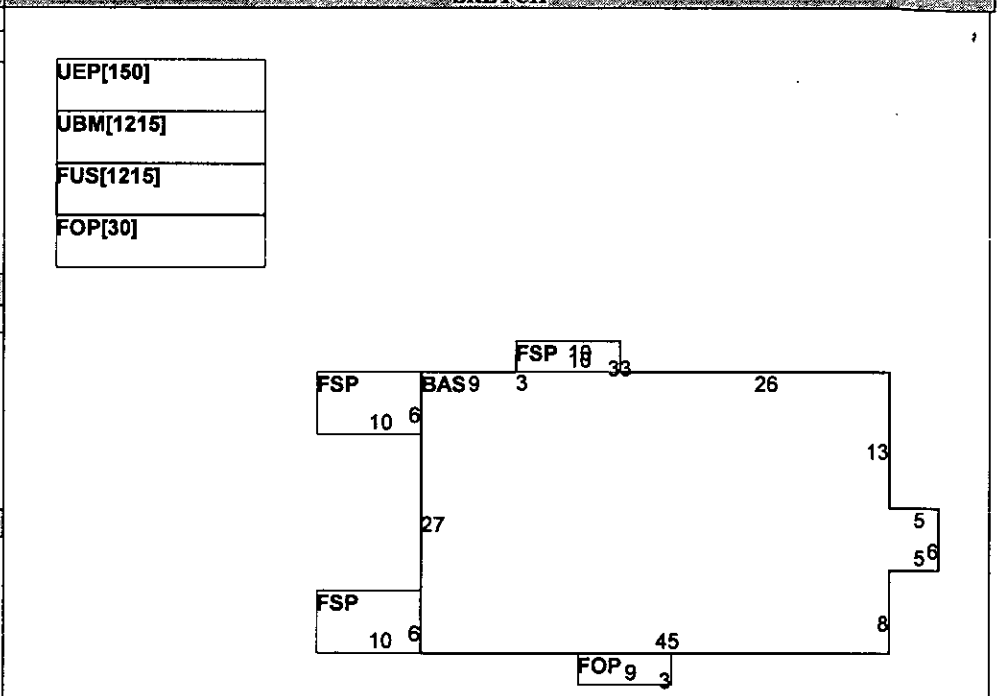
COST/MARKET VALUATION

Unadj. Base Rate	65.00
Size Adj. Factor	0.90445
Grade (Q) Index	1.39
Adj. Base Rate	81.72
Bldg. Value New	224,812
Year Built	1910
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	179,800

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL3	FIREPLACE 2 ST	B	1	3,500.00	1991	1	100	3,200
FGR1	GARAGE-AVE	L	432	16.00	1985	0	45	3,100
TEN	TENNIS COURT	L	720	2.50	1985	0	55	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,275	1,275	1,275	81.72	104,193
FOP	Porch, Open, Finished	0	57	11	15.77	899
FSP	Porch, Screen, Finished	0	150	60	32.69	4,903
FUS	Upper Story, Finished	1,094	1,215	1,094	73.58	89,402
UBM	Basement, Unfinished	0	1,215	243	16.34	19,858
UEP	Porch, Enclosed, Unfinished	0	150	68	37.05	5,557
Ttl. Gross Liv/Lease Area		2,369	4,062	2,751	Bldg Val:	224,812

Property Location: 272 LINCOLN AVE **MAP ID:** 11C/ / 60/ /
Vision ID: 907 **Other ID:** 11C000060 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 01/03/2002 08:12

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
BERINS, MICHAEL L		2 Public Wate		
		3 Public Sewe		
272 LINCOLN AVE				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	97,800	97,800
RESIDNTL	1010	201,000	201,000
RESIDNTL	1010	4,100	4,100
	Total	302,900	302,900

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BERINS, MICHAEL L	4837/ 93	03/06/1996	U	I	1	1A
BERINS, MICHAEL L & TINA D	1703/ 14	05/15/1973	Q	I	56,500	00
ARCHER, ROBERT R & NANCY M	1490/ 732	01/01/1966	Q	I	0	00
GOSS, ALBERT E & MARY E W	1412/ 221	01/01/1963	Q	I	0	00
ESTY, JOHN C JR & KATHARINE C	1355/ 338	01/01/1961	Q	I	0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2002	1010	97,800	2001	1010	97,800	2000	1010	100,0
2002	1010	201,000	2001	1010	183,000	2000	1010	115,9
2002	1010	4,100	2001	1010	4,100	2000	1010	4,1
	Total:	302,900		*Total:*	284,900		*Total:*	220,0

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)	197,8
Appraised XF (B) Value (Bldg)	3,2
Appraised OB (L) Value (Bldg)	4,1
Appraised Land Value (Bldg)	97,8
Special Land Value	
Total Appraised Card Value	302,9
Total Appraised Parcel Value	302,9
Valuation Method:	Cost/Market Valuat
Exemptions	
Net Total Appraised Parcel Value	302,9

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.
ELE00-114	7/23/99	EL	Electric	0		0	
PLM00-4	7/2/99	PL	Plumbing	0		0	
BLD99-753	6/2/99	RE	Remodel	50,000		0	

VISIT/CHANGE HISTORY

Comments	Date	ID	Cd.	Purpose/Result
WIRE BATH	8/28/00	DB	10	Letter Request Letter
2 H20 CLO	7/1/93	DC		
RENV/ADD				

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		183		12,000.00	SF	5.20	1.50	0	1.00	CE	1.00		7.80	93,6
1	1010	SINGLE FAM	RG11				38,443.00	SF	0.07	1.50	0	1.00	CE	1.00		0.11	4,2
			Total Card Land Units				1.16	AC	*Parcel Total Land Area:*			1.16 AC				*Total Land Value*	97,8

Property Location: 272 LINCOLN AVE
Vision ID: 907

MAP ID: 11C/ / 60/ /
Other ID: 11C000060

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	63		Georgian Colon
Model	01		Residential
Grade	28		Grade = 140%
Stories	2		2 Stories
Occupancy	00		
Exterior Wall 1	14		Wood Shingle
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	05		Hot Water
AC Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	8		8 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

COST/MARKET VALUATION

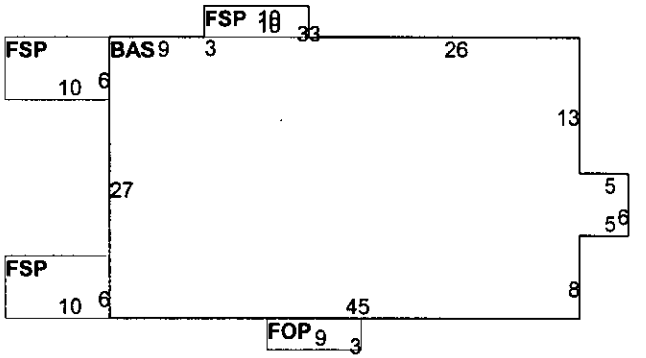
Unadj. Base Rate	71.50
Size Adj. Factor	0.90445
Grade (Q) Index	1.39
Adj. Base Rate	89.89
Bldg. Value New	247,287
Year Built	1910
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	197,800

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH

UEP[150]
UBM[1215]
FUS[1215]
FOP[30]



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	1991	1	100	3,200
FGR1	GARAGE-AVE	L	432	16.00	1985	0	45	3,100
TEN	TENNIS COURT	L	720	2.50	1985	0	55	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,275	1,275	1,275	89.89	114,610
FOP	Porch, Open, Finished	0	57	11	17.35	989
FSP	Porch, Screen, Finished	0	150	60	35.96	5,393
FUS	Upper Story, Finished	1,094	1,215	1,094	80.94	98,340
UBM	Basement, Unfinished	0	1,215	243	17.98	21,843
UEP	Porch, Enclosed, Unfinished	0	150	68	40.75	6,113

Property Location: 272 LINCOLN AVE **MAP ID:** 11C/ / 60/ /
Vision ID: 907 **Other ID:** 11C000060 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 03/26/2003 09:58

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
BERINS, MICHAEL L		2 Public Wate		
		3 Public Sewe		
272 LINCOLN AVE				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID: 11C-60

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	112,200	112,200
RESIDNTL	1010	258,000	258,000
RESIDNTL	1010	4,100	4,100
	Total	374,300	374,300

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BERINS, MICHAEL L	4837/ 93	03/06/1996	U	I	1	1A
BERINS, MICHAEL L & TINA D	1703/ 14	05/15/1973	Q	I	56,500	00
ARCHER, ROBERT R & NANCY M	1490/ 732	01/01/1966	Q	I	0	00
GOSS, ALBERT E & MARY E W	1412/ 221	01/01/1963	Q	I	0	00
ESTY, JOHN C JR & KATHARINE C	1355/ 338	01/01/1961	Q	I	0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2003	1010	112,200	2002	1010	97,800	2001	1010	97,800
2003	1010	258,000	2002	1010	201,000	2001	1010	183,000
2003	1010	4,100	2002	1010	4,100	2001	1010	4,100
	Total:	374,300		*Total:*	302,900		*Total:*	284,900

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)	254,600
Appraised XF (B) Value (Bldg)	3,400
Appraised OB (L) Value (Bldg)	4,100
Appraised Land Value (Bldg)	112,200
Special Land Value	
Total Appraised Card Value	374,300
Total Appraised Parcel Value	374,300
Valuation Method:	Cost/Market Valuation
Exemptions	0
Net Total Appraised Parcel Value	374,300

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE00-114	7/23/1999	EL	Electric	0		0		WIRE BATH
PLM00-4	7/2/1999	PL	Plumbing	0		0		2 H20 CLO
BLD99-753	6/2/1999	RE	Remodel	50,000		0		RENV/ADD

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
8/28/2000	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		183		12,000.00	SF	6.00	1.50	8	1.00	CE	1.00		9.00	108,000
1	1010	SINGLE FAM	RG11				38,443.00	SF	0.07	1.50	0	1.00	CE	1.00		0.11	4,200
			Total Card Land Units				1.16	AC	*Parcel Total Land Area:*			1.16 AC				*Total Land Value*	112,200

Property Location: 272 LINCOLN AVE
Vision ID: 907

MAP ID: 11C/ / 60/ /
Other ID: 11C000060

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	63		Georgian Colon
Model	01		Residential
Grade	32		Grade = 160%
Stories	2		2 Stories
Occupancy	00		
Exterior Wall 1	14		Wood Shingle
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	05		Hot Water
AC Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	8		8 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

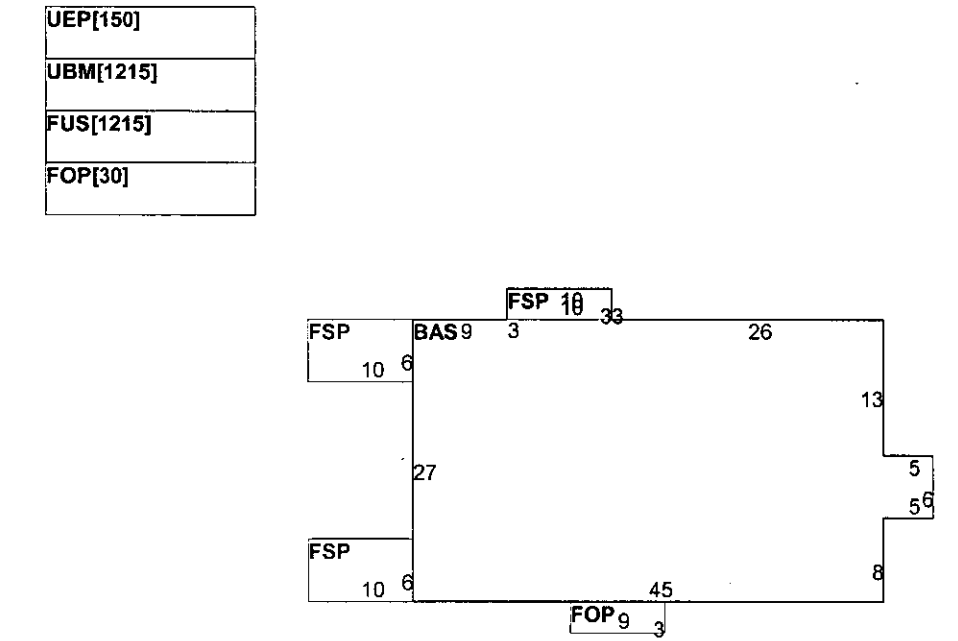
COST/MARKET VALUATION

Unadj. Base Rate	75.00
Size Adj. Factor	0.92990
Grade (Q) Index	1.58
Adj. Base Rate	110.19
Bldg. Value New	303,133
Year Built	1910
Eff. Year Built	(VG)
Nrml Physcl Dep	16
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	84
Deprec. Bldg Value	254,600

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL3	FIREPLACE 2 ST	B	1	4,000.00	1986	1	100	3,400
FGR1	GARAGE-AVE	L	432	16.00	1985	0	45	3,100
TEN	TENNIS COURT	L	720	2.50	1985	0	55	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,275	1,275	1,275	110.19	140,492
FOP	Porch, Open, Finished	0	57	11	21.26	1,212
FSP	Porch, Screen, Finished	0	150	60	44.08	6,611
FUS	Upper Story, Finished	1,094	1,215	1,094	99.22	120,548
UBM	Basement, Unfinished	0	1,215	243	22.04	26,776
UEP	Porch, Enclosed, Unfinished	0	150	68	49.95	7,493
Ttl. Gross Liv/Lease Area		2,369	4,062	2,751	Bldg Val:	303,133

AMHERST NH

11C/000/060

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
1451	BERINS, MICHAEL L. & BERINS,	TI11C-000-060	272 LINCOLN AVE	01/20/94	1 OF 1

ACCOUNT	TAX OWNER					LAST APPRAISED
1451	BERINS, MICHAEL L. & BERINS,	ACRES: 1.16 TLOTS: 0 DEED BP: 1703/14	EXEMPT: N	CITY: NBRHD: CE PLAT BP:		BY DC ON 07/01/93

SALE INFORMATION: DATE: ** PRICE/STAMPS NOT AVAILABLE **

VALUE SUMMARY

	LAND MKT	LAND USE	BUILDING	OUTBLDG	TOTAL MKT	TOTAL USE
MULTIPLE USE	$0	$0	$0	$0	$0	$0
RESIDENTIAL	$102,100	$102,100	$120,600	$4,000	$226,700	$226,700
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 ***	$102,100	$102,100	$120,600	$4,000	$226,700	$226,700

W-O BASEMENT
REMODEL KITCHEN 1969

LAND

NO	TYPE	DESCRIPTION	ZONE	FRONTAGE	NO UNITS	TYP	UNIT PRICE	COND	ADJ PCT	TOT PCT	ADJ UN PRICE	MKT VALUE	USE VALUE
1	101	LAND 1 FAMILY	RG10	100.00	12000.00	SF	5.20	100	115	115	5.98	63,100	
2	101	LAND 1 FAMILY	RG11		38443.00	SF	0.78	100	115	115	0.90	30,300	
3	101	LAND 1 FAMILY	RG12	83.00	83.00	FF	104.00	100	115	115	119.60	8,700	

OUTBUILDINGS & EXTRA FEATURES

NO	TYPE	DESCRIPTION	AREA	U PRICE	RCN	PHYS	VALUE
2	101	GARAGE	432	0.12	5184	40	3100
3	101	TENNIS COURT	720	0.02	1728	50	900

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	11C/000/060 CARD
1451	BERINS, MICHAEL L. & BERINS,	TI11C-000-060	272 LINCOLN AVE	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 25 100	160,824	120,600

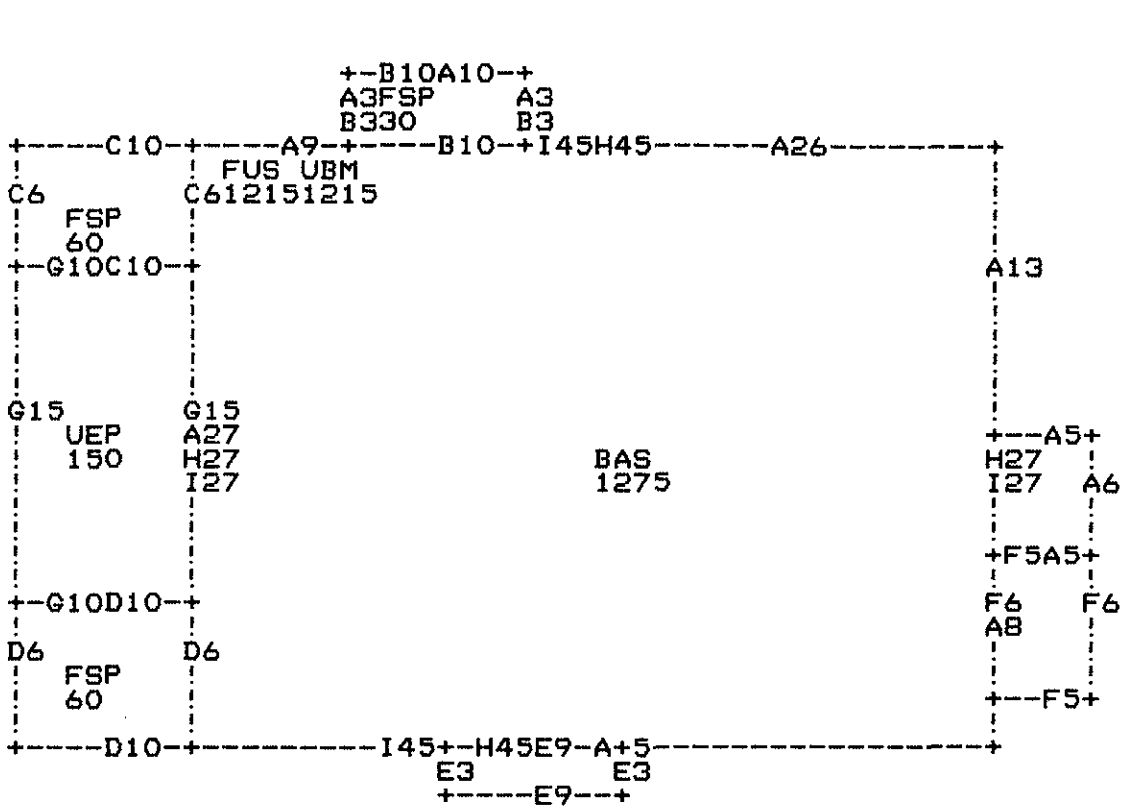
SCALE IS 1:13

CONSTRUCTION DETAIL

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

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

YEAR BUILT	1910
NUMBER STORIES	2.0
PERIMETER MULT	104
QUALITY	AVERAGE
SHAPE/DESIGN	120
WALL HEIGHT	8.0
EFFECT BASE RATE	58.12



SEC	TYPE	GROSS	PCT	EFFECT	RPL COST
A	BAS	1275	100	1275	74,097
B	FSP	30	40	12	697
C	FSP	60	40	24	1,395
D	FSP	60	40	24	1,395
E	FOP	27	20	5	290
F	FOP	30	20	6	348
G	UEP	150	45	68	3,952
H	FUS	1215	90	1094	63,578
I	UBM	1215	20	243	14,122
SUBTL		4062		2751	159,874
FIREPLACE		1 FLUES,	1 OPENS		950
GRAND TOTAL					160,824

BUILDING DIMENSIONS

DL26/DU3/DL10/DD3/DL9/DD27/DR45/DU8/DR5/DU6/DL5/DU13/
ML26/DU3/DL10/DD3/DR10/
ML45/DL10/DD6/DR10/DU6/
ML45/MD21/DL10/DD6/DR10/DU6/
ML45/MD27/MR15/DD3/DR9/DU3/DL9/
MD13/MR5/MD6/DL5/DD6/DR5/DU6/
ML45/MD6/DL10/DD15/DR10/DU15/
DL45/DD27/DR45/DU27/
DL45/DD27/DR45/DU27/

PROP. LOC.: 272 LINCOLN AVE MAP I.D.: 11C/ / 60/ /

Other i.d.: 11C000060 Bldg. 1 Card 1 of 1 Print Date: 03/12/97

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
BERINS, MICHAEL L 272 LINCOLN AVE AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account No.:

PHOTO

PRECINCT

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	107,100	107,100
RESIDNTL	1010	120,700	120,700
RESIDNTL	1010	4,100	4,100
Total		231,900	231,900

601

AMHERST, MA

MMC

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	MO/DY/YR			SALE PRICE	V.C.
BERINS, MICHAEL L	4837/93	03/06/96	U	I	1	1A
BERINS, MICHAEL L & TINA D	1703/14	05/15/73	Q	I	56,500	00
ARCHER, ROBERT R & NANCY M	1490/732	01/01/66	Q	I	0	00
GOSS, ALBERT E & MARY E W	1412/221	01/01/63	Q	I	0	00
ESTY, JOHN C JR & KATHARINE C	1355/338	01/01/61	Q	I	0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
97	1010	107,100						
97	1010	120,700						
97	1010	4,100						
	Total	231,900		Total			Total	244,500

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)	117,400
Appraised X.F.(B) Value (Bldg)	3,300
Appraised O.B.(L) Value (Bldg)	4,100
Appraised Land Value (Bldg)	107,100
Special Land Value	0
Total Appraised Card Value	231,900
Total Appraised Parcel Value	231,900
Exemption(s)	
Net Total Appraised Parcel Value	231,900

BUILDING PERMIT RECORD

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

VISIT/CHANGE HISTORY

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

LAND LINE DATA AND VALUATION SECTION

B#	UsCd	Description	Zone	D	Frntg	Depth	No. of Units	Tp	Unit Price	I. Fctr	Sl	Cn Fct	Nhbhd	Adj.	Notes-Adj/Spcl Lnd Prcng	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10		100		12,000.00	SF	5.20	1.30	0	1.00	CE	.88		5.93	71,200
1	1010	SINGLE FAM	RG11				38,443.00	SF	0.78	1.30	0	1.00	CE	.88		0.89	34,200
1	1010	SINGLE FAM	RG12		83		83.00	FF	18.00	1.30	0	1.00	CE	.88		20.52	1,700
		Total Land Units					1.16	AC								Total	107,100

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	06		Conventional
Model	01		Residential
Grade	24		Grade = 120%
Stories	2		2 Stories
Occupancy	00		
Exter. Wall 1	14		Wood Shingle
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Inter. Wall 1	03		Plaster/SkimC
2			
Inter. Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Type	05		Hot Water
Air/Cn Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	8		8 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data/Elements

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

Condo./Coop. Data

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

COST/MARKET VALUATION

Unadj Base Rate	50.00	
Size Adj Factor	0.9045	
Grade(Q) Index	1.18	
Adj Base Rate	53.36	
Bldg Value New		146,793
Year Built	1910	
Effctve Yr Built		
Nrml Physcl Dep	20	
Functnl Obslnce	00	
Eco/Ext Obslnce	00	
Specl Cnd Code		
Specl Cnd %		
Overall % Cndtn	80	
Deprec Bldg Value		117,400

NOTES

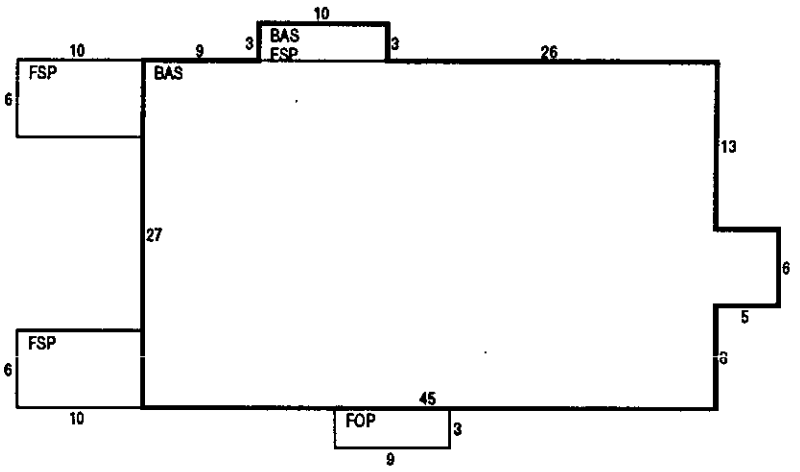
W-O BASEMENT
REMODEL KITCHEN 1969

OB-OUTBUILDINGS & YARD ITEMS (L)

Code	Description	L	Units	Unit Price	Yr	Dp Rt	%Cnd	Apr. Value
FGR1	GARAGE-AVE	L	432	16.00	85	0.00	45	3,100
TEN	TENNIS COURT	L	720	2.50	85	0.00	55	1,000
						Total OB Value		4,100

INCOME SECTION

SKETCH



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,275	1,275	53.3	68,034
FOP	Porch, Open, Finis	57	11	10.3	587
FSP	Porch, Screen, Fin	150	60	21.3	3,202
FUS	Upper Story, Finis	1,215	1,094	48.0	58,376
UBM	Basement, Unfinish	1,215	243	10.6	12,966
UEP	Porch, Enclosed, U	150	68	24.1	3,628
Ttl. Gross Liv/Lease Area		2,369	2,751	Bldg Value	146,793

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	91	1.00	100	3,300
						Total XF Value		3,300

(Sketch) Traverse Code

PTR[L45],FSP[L10,D6,R10,U6],PTR[R45],UEP[150],PTR[L45,D27,R15],FOP[D3,R9,U3,L9],PTR[R45,U27,L15],BAS[L26,U3,L10,D3,L9,D27,R45,U8,R5,U6, L5,U13],UBM[1215],FUS[1215],PTR[L45,D21],FSP[L10,D6,R10,U6],PTR[R45, U21],PTR[L26],FSP[U3,L10,D3,R10],PTR[R26],FOP[30]

MAP 11-C LOT 60 **PROPERTY ASSESSMENT RECORD – TOWN OF AMHERST, MASSACHUSETTS** S CARD NO.

272 Lincoln Avenue

50,443 s.f.
LAND AREA ~~1A 23 rds~~

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
Berins, Michael L. & Tina D.	56,500	5/15/73	1703	14
Archer, Robert R. & Nancy M.	35.75	1966	1490	732
Goss, Albert E. & Mary E. W.	29.15	1963	1412	221
Esty, John C., Jr. & Katharine C.	26.40	1961	1355	338

ASSESSMENT RECORD

	1963	1964	1970	1978	1980	1981	1982	1984	1985	1986
DWELLING	5800									
GARAGE	500									
3/24/67										
		✓✓///	///	✓						
TOTAL VALUE BUILDINGS	6300	18210	29600	50500	55100	67200	74200	88600	98500	108500
TOTAL VALUE LAND	2200	5630	11000	15500	15500	26300	26300	31500	31500	39500
TOTAL VALUE LAND & BUILDINGS	8500	23870	40600	66000	70600	93500	100500	120100	130000	148000

PROPERTY FACTORS

TOPOGRAPHY	IMPROVEMENTS

MEMORANDA

1/14/67 no outside alterations

BUILDING PERMIT RECORD

	EST. COST	PERMIT NO.	DATE
Remodel Kitchen	865	197	10/68
(No change)			

	1989	1988	19
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS	170400	170400	
TOTAL VALUE LAND	80300	92300	
TOTAL VALUE LAND & BUILDINGS	250700	262700	

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

TOTAL

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
183	299A	35	116	41	7510
C.F. of Top.		-25%			- 1880
C.I.					
TOTAL VALUE LAND					5630
TOTAL VALUE BUILDINGS					18210
TOTAL VALUE LAND & BUILDINGS					23870

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE		
12.000		68			8160	176
38 W43		1.10			3810	
C.I.						
TOTAL VALUE LAND					11000	
TOTAL VALUE BUILDINGS					29600	
TOTAL VALUE LAND & BUILDINGS					40600	

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	4
1ST	4	3RD	

FLOORS

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

ATTIC STRS. & FLOOR	✓

INTERIOR FINISH

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

FIN. BSMT. AREA	
FIN. ATTIC AREA	
FIREPLACE	1/2
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

Kitch, Floor, [illegible] + open part, [illegible]

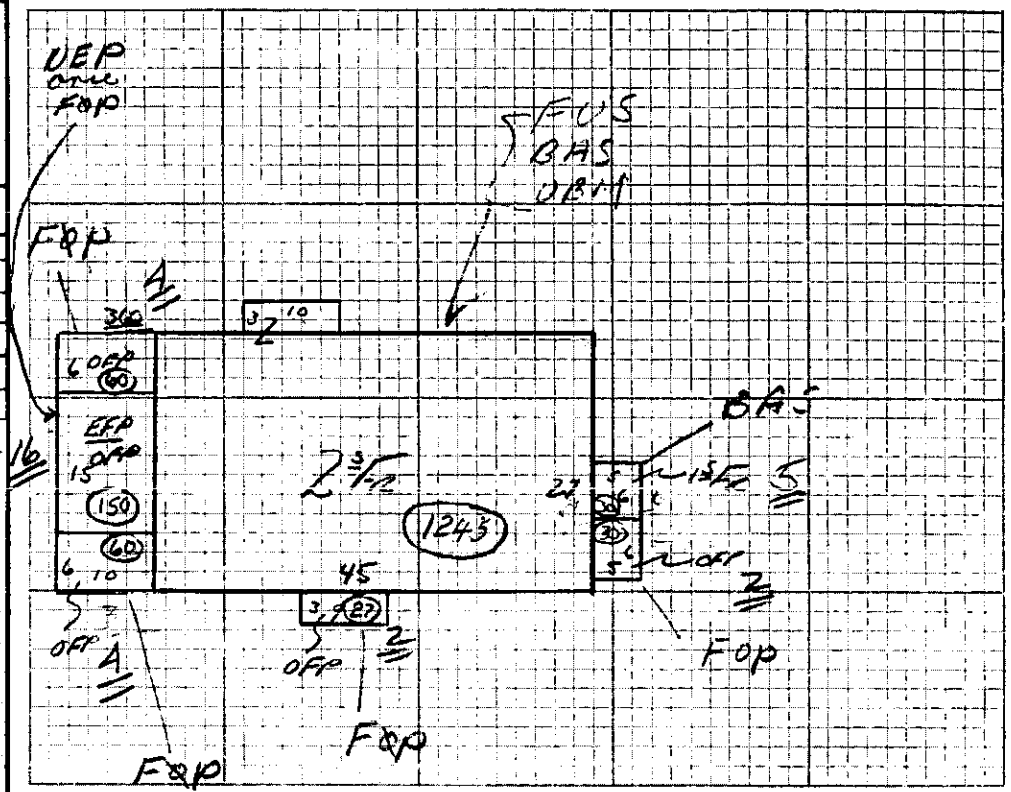
DESIGN

COLONIAL	✓
RANCH TYPE	
SPLIT LEVEL	
CONVENTIONAL	
DESIGN FACTOR	%
GRADE FACTOR	−10 %

COMPUTATIONS

UNIT	AMOUNT
1245 S. F.	25720
ADD. & PCHS.	+ 3300
WALL HT.	
BSMT. AREA	
FINISH	
ATTIC	+ 690
HEATING	
PLUMBING	+ 600
O. F.	
TOTAL	30310
FACTOR	x 1.35
REPL. VALUE	40920

SKETCH



DESCRIPTION OF OBSOLESCENCE

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

SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VAL.	OBSOL. DEPR.	SOUND VAL.
DWELLING	[illegible]	A to	1910 3		F	40920	~~30~~		—	~~28670~~
GARAGE	1 Fr. 16X27 432 ft	C			Av	1600	40%		-	960
COMMERCIAL										

DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED	TOTAL VALUE BUILDINGS	
12-[illegible]	1	K	P.P	P.P	90	11		~~29600~~ 33706

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

Property Location: 272 LINCOLN AVE | **MAP ID:** 11C/ / 60/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 907 | **Account #** | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/13/2006 11:18

CURRENT OWNER

BERINS, MICHAEL L

272 LINCOLN AVE

AMHERST, MA 01002

Additional Owners:

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

SUPPLEMENTAL DATA

Other ID:	11C000060	Precinct	
Calc Frontag	184.7	Units	
Owner Occupi	YES		
APR PARCELS			

GIS ID: 11C-60 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	313,900	313,900
RES LAND	1010	180,800	180,800
RESIDNTL	1010	5,200	5,200
		Total	499,900	499,900

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BERINS, MICHAEL L	4837/ 93	03/06/1996	U	I	1	1A
BERINS, MICHAEL L & TINA D	1703/ 14	05/15/1973	Q	I	56,500	00
ARCHER, ROBERT R & NANCY M	1490/ 732	01/01/1966	Q	I	0	00
GOSS, ALBERT E & MARY E W	1412/ 221	01/01/1963	Q	I	0	00
ESTY, JOHN C JR & KATHARINE C	1355/ 338	01/01/1961	Q	I	0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2007	1010	313,900	2006	1010	313,900	2005	1010	295,400
2007	1010	180,800	2006	1010	180,800	2005	1010	137,100
2007	1010	5,200	2006	1010	5,200	2005	1010	4,900
	Total:	499,900		Total:	499,900		Total:	437,400

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	307,200
Appraised XF (B) Value (Bldg)	6,700
Appraised OB (L) Value (Bldg)	5,200
Appraised Land Value (Bldg)	180,800
Special Land Value	0
Total Appraised Parcel Value	499,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	499,900

ASSESSING NEIGHBORHOOD

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

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE00-114	07/23/1999	EL	Electric	0		0		WIRE BATH
PLM00-4	07/02/1999	PL	Plumbing	0		0		2 H20 CLO
BLD99-753	06/02/1999	RE	Remodel	50,000		0		RENV/ADD

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/18/2005			RD	15	DRIVE BY FIELD REVI
8/28/2000			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		183		12,000	SF	8.88	1.45	8	1.0000	1.00	CE	1.15			14.81	177,700
1	1010	SINGLE FAM MDL-01	RG11				38,443	SF	0.07	1.00	0	1.0000	1.00	CE	1.15			0.08	3,100

Total Card Land Units: 1.16 AC | Parcel Total Land Area: 1.16 AC | Total Land Value: 180,800

Property Location: 272 LINCOLN AVE | *MAP ID:* 11C/ / 60/ / | *Bldg Name:* | *State Use:* 1010

Vision ID: 907 | *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	63		Georgian Colon
Model	01		Residential
Grade	32		Grade = 160%
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	14		Wood Shingle
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	1		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	8		8 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

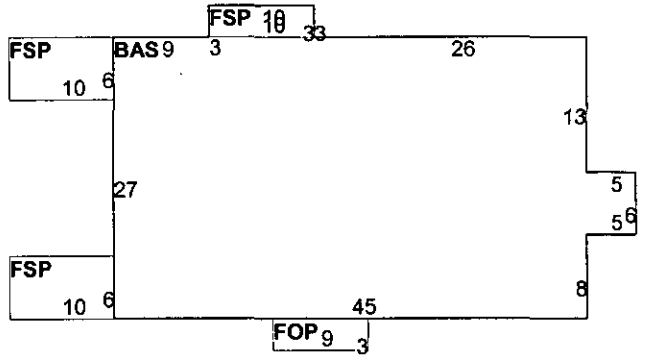
Adj. Base Rate:	132.96
Section. RCN:	365,773
Net Other Adj:	0.00
Replace Cost	365,773
AYB	1910
Dep Code	VG
Remodel Rating	
Year Remodeled	
Dep %	16
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	84
Apprais Val	307,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

UEP[150]

UBM[1215]

FUS[1215]

FOP[30]



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	432	20.00	1985		0		50	4,300
TEN	TENNIS COUI			L	720	2.50	1985		0		50	900
FPL3	FIREPLACE 2			B	2	4,000.00	1989		1		100	6,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,275	1,275	1,275	132.96	169,524
FOP	Porch, Open, Finished	0	57	11	25.66	1,463
FSP	Porch, Screen, Finished	0	150	60	53.18	7,978
FUS	Upper Story, Finished	1,094	1,215	1,094	119.72	145,458
UBM	Basement, Unfinished	0	1,215	243	26.59	32,309
UEP	Porch, Enclosed, Unfinished	0	150	68	60.28	9,041
	Ttl. Gross Liv/Lease Area:	2,369	4,062	2,751		365,773

PROP. LOC.: 272 LINCOLN AVE MAP I.D.: 11C/ / 60/ /

Other i.d.: 11C000060 Bldg. 1 Card 1 of 1 Print Date: 01/11/99

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
BERINS, MICHAEL L 272 LINCOLN AVE 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	76,000	76,000
RESIDNTL	1010	120,700	120,700
RESIDNTL	1010	4,100	4,100
Total		200,800	200,800

601
AMHERST, MA

MMC

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	MO/DY/YR	qu	vi	SALE PRICE	V.C.
BERINS, MICHAEL L	4837/93	03/06/96	U	I	1	1A
BERINS, MICHAEL L & TINA D	1703/14	05/15/73	Q	I	56,500	00
ARCHER, ROBERT R & NANCY M	1490/732	01/01/66	Q	I	0	00
GOSS, ALBERT E & MARY E W	1412/221	01/01/63	Q	I	0	00
ESTY, JOHN C JR & KATHARINE C	1355/338	01/01/61	Q	I	0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1010	76,000	98	1010	76,000	97	1010	107,100
99	1010	120,700	98	1010	120,700	97	1010	120,700
99	1010	4,100	98	1010	4,100	97	1010	4,100
Total		200,800	Total		200,800	Total		231,900

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

Rmg	Parcel I.D./MBLU	Mo	Yr	Value	Adjust.	Adjust. Value

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	117,400
Appraised X.F.(B) Value (Bldg)	3,300
Appraised O.B.(L) Value (Bldg)	4,100
Appraised Land Value (Bldg)	76,000
Special Land Value	0
Total Appraised Card Value	200,800
Total Appraised Parcel Value	200,800
Exemption(s)	
Net Total Appraised Parcel Value	200,800

BUILDING PERMIT RECORD

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

VISIT/CHANGE HISTORY

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

LAND LINE DATA AND VALUATION SECTION

B#	UsCd	Description	Zone	D	Frntg	Depth	No. of Units	Tp	Unit Price	I. Fctr	Sl	Cn Fct	Nhbhd	Adj.	Notes-Adj/Spcl Lnd Prcng	Adj. Unit Price	Land Value
1	1010	SINGLE FAM	RG10		100		12,000.00	SF	5.20	1.30	0	1.00	CE	.88		5.93	71,200
1	1010	SINGLE FAM	RG11				38,443.00	SF	0.07	1.30	0	1.00	CE	.88		0.08	3,100
1	1010	SINGLE FAM	RG12		83		83.00	FF	18.00	1.30	0	1.00	CE	.88		20.52	1,700
		Total Land Units					1.16	AC								Total	76,000

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	06		Conventional
Model	01		Residential
Grade	24		Grade = 120%
Stories	2		2 Stories
Occupancy	00		
Exter. Wall 1	14		Wood Shingle
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Inter. Wall 1	03		Plaster/SkimC
2			
Inter. Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Type	05		Hot Water
Air/Cn Type	01		None
Bedrooms	04		4 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	8		8 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data/Elements

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

Condo./Coop. Data

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

COST/MARKET VALUATION

Unadj Base Rate	50.00	
Size Adj Factor	0.9045	
Grade(Q) Index	1.18	
Adj Base Rate	53.36	
Bldg Value New		146,793
Year Built	1910	
Effctve Yr Built	1976	
Nrml Physcl Dep	20	
Functnl Obslnce	00	
Eco/Ext Obslnce	00	
Specl Cnd Code		
Specl Cnd %		
Overall % Cndtn	80	
Deprec Bldg Value		117,400

NOTES

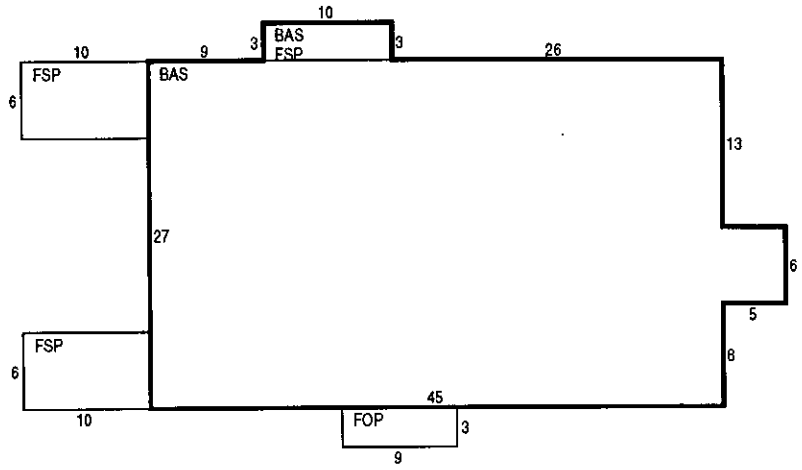
W-O BASEMENT
REMODEL KITCHEN 1969

OB-OUTBUILDINGS & YARD ITEMS (L)

Code	Description	L	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FGR1	GARAGE-AVE	L	432	16.00	85	0.00	45	3,100
TEN	TENNIS COURT	L	720	2.50	85	0.00	55	1,000
						Total OB Value		4,100

INCOME SECTION

SKETCH



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,275	1,275	53.36	68,034
FOP	Porch, Open, Finis	57	11	10.30	587
FSP	Porch, Screen, Fin	150	60	21.34	3,202
FUS	Upper Story, Finis	1,215	1,094	48.05	58,376
UBM	Basement, Unfinish	1,215	243	10.67	12,966
UEP	Porch, Enclosed, U	150	68	24.19	3,628
Ttl. Gross Liv/Lease Area			2,751	Bldg Value	146,793

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	91	1.00	100	3,300
						Total XF Value		3,300

(Sketch) Traverse Code

PTR[L45],FSP[L10,D6,R10,U6],PTR[R45],UEP[150],PTR[L45,D27,R15],FOP[D3,R9,U3,L9],PTR[R45,U27,L15],BAS[L26,U3,L10,D3,L9,D27,R45,U8,R5,U6, L5,U13],UBM[1215],FUS[1215],PTR[L45,D21],FSP[L10,D6,R10,U6],PTR[R45, U21],PTR[L26],FSP[U3,L10,D3,R10],PTR[R26],FOP[30]