Property Location: 254 LINCOLN AVE | **MAP ID:** 11C/ / 62/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 940 | **Account #** | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 01/17/2006 09:46

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ULRICH, KEITH R		1 All Public		
254 LINCOLN AVE				
AMHERST, MA 01002				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	11C000062	Precinct	
Calc Frontag	114.7	School	
Owner Occupi			
GIS ID: 11C-62		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	290,400	290,400
RES LAND	1010	178,900	178,900
Total		469,300	469,300

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ULRICH, KEITH R	5357/ 267	04/29/1998	Q	I	270,000	00
HALSTED, JOHN B & BETTY N	1201/ 217	07/26/1955			0	
HATCH, FRANK E & IRENE P					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	1010	290,400	2005	1010	282,000	2004	1010	255,100
2006	1010	178,900	2005	1010	135,500	2004	1010	115,500
	Total:	469,300		Total:	417,500		Total:	370,600

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)	287,000
Appraised XF (B) Value (Bldg)	3,400
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	178,900
Special Land Value	0
Total Appraised Parcel Value	469,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	469,300

ASSESSING NEIGHBORHOOD

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

NOTES

REMODEL OF KITCHEN
1991-CABINETS AND
COUNTERS ONLY
NEW ROOFING FY95
ADDED BATHROOM FY00

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
GAS01-77	10/17/2000		GAS	0		0		RANGE
ELE99-551	01/06/1999	EL	Electric	0		0		WRNG OIL
GAS99-60	09/14/1998		GAS	0		0		RANGE
ELE99-113	07/28/1998	EL	Electric	0		0		WIRE KITC
PLM98-22	07/24/1998	PL	Plumbing	0		0		PLM FOR I
BLD99-14	07/08/1998	RE	Remodel	13,800		0		KITCHEN I
94B-147	09/08/1993			7,000		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/18/2005			RD	15	DRIVE BY FIELD REVI
6/1/1999			LT	03	Building Permit Review
2/18/1999			DB	45	Sales Reinspection c
8/11/1994			EB		

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		116		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				15,260	SF	0.07	1.00	0	1.0000	1.00	CE	1.15			0.08	1,200

Total Card Land Units: 27,260 SF | Parcel Total Land Area: 27,260 SF | Total Land Value: 178,900

Property Location: 254 LINCOLN AVE **MAP ID:** 11C/ / 62/ / **Bldg Name:** **State Use:** 1010

Vision ID: 940 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 01/17/2006 09:46

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	33		Victorian
Model	01		Residential
Grade	32		Grade = 160%
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	2		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	11		11 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
Foundation			

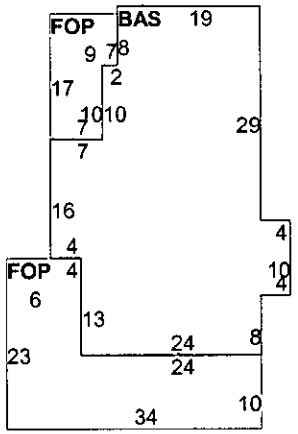
MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	126.27
Section. RCN:	341,692
Net Other Adj:	0.00
Replace Cost	341,692
AYB	1900
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	287,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

FUS[1186]
UAT[1186]
UBM[1186]



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

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL3	FIREPLACE 2			B	1	4,000.00	1989		1		100	3,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value
BAS	First Floor	1,162	1,162	1,162	126.27	146,728
FOP	Porch, Open, Finished	0	603	121	25.34	15,279
FUS	Upper Story, Finished	1,067	1,186	1,067	113.60	134,732
UAT	Attic, Unfinished	0	1,186	119	12.67	15,026
UBM	Basement, Unfinished	0	1,186	237	25.23	29,926
	Ttl. Gross Liv/Lease Area:	2,229	5,323	2,706		341,692

PROP. LOC.: 254 LINCOLN AVE MAP I.D.: 11C/ / 62/ /

Other i.d.: 11C000062 Bldg. 1 Card 1 of 1 Print Date: 01/28/99

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION
ULRICH, KEITH R 254 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	72,700	72,700
RESIDNTL	1010	126,200	126,200
Total		198,900	198,900

601
AMHERST, MA

MMC

RECORD OF OWNERSHIP	BK-VOL/PAGE	MO/DY/YR	qu	vl	SALE PRICE	V.C.
ULRICH, KEITH R	5357/267	04/29/98	Q	I	270,000	00
HALSTED, JOHN B & BETTY N	1201/217	07/26/55			0	
HATCH, FRANK E & IRENE P					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1010	72,700	98	1010	72,700	97	1010	85,100
99	1010	126,200	98	1010	126,200	97	1010	126,200
	Total	198,900		Total	198,900		Total	211,300

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)	122,900
Appraised X.F.(B) Value (Bldg)	3,300
Appraised O.B.(L) Value (Bldg)	0
Appraised Land Value (Bldg)	72,700
Special Land Value	0
Total Appraised Card Value	198,900
Total Appraised Parcel Value	198,900
Exemption(s)	
Net Total Appraised Parcel Value	198,900

BUILDING PERMIT RECORD

Permit I.D.#	Issue Date	Type	Description	Amount	Insp. Date	%Cmp	Date Cmp	Comments
GAS99-60	091498		GAS			0		RANGE
ELE99-113	072898	EL	Electric			0		WIRE KITCHEN ALT
PLM98-22	072498	PL	Plumbing			0		PLM FOR INT ALTS
BLD99-14	070898	RE	Remodel	13,800		0		KITCHEN INT ALTS
94B-147	090893			7,000		0		
91B-345	042691			6,600		0		

VISIT/CHANGE HISTORY

Date	I.D.	Cd	Purpose/Result
08/11/94	EB		

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		100		12,000.00	SF	5.20	1.30	0	1.00	CE	.88		5.93	71,200
1	1010	SINGLE FAM	RG11				15,260.00	SF	0.07	1.30	0	1.00	CE	.88		0.08	1,200
1	1010	SINGLE FAM	RG12		16		16.00	FF	18.00	1.30	0	1.00	CE	.88		20.52	300
							Total Land Units		27,260.00	SF						Total	72,700

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	03		Colonial
Model	01		Residential
Grade	24		Grade = 120%
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	06		6 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	11		11 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	0.9087	
Grade(Q) Index	1.25	
Adj Base Rate	56.79	
Bldg Value New		153,674
Year Built	1900	
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		122,900

NOTES

REMODEL OF KITCHEN
1991-CABINETS AND
COUNTERS ONLY
NEW ROOFING FY95

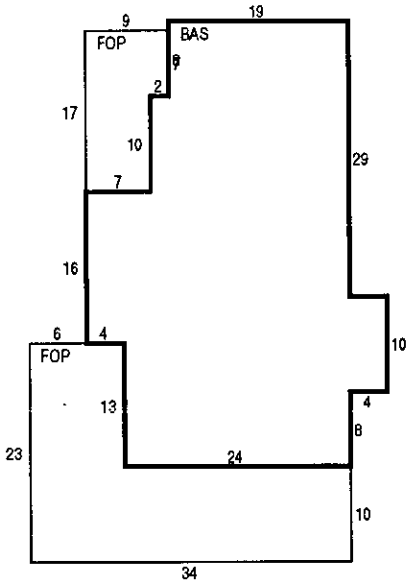
OB-OUTBUILDINGS & YARD ITEMS (L)

Code	Description	L	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value

Total OB Value 0

INCOME SECTION

SKETCH



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,162	1,162	56.79	65,990
FOP	Porch, Open, Finis	603	121	11.40	6,872
FUS	Upper Story, Finis	1,186	1,067	51.09	60,595
UAT	Attic, Unfinished	1,186	119	5.70	6,758
UBM	Basement, Unfinish	1,186	237	11.35	13,459

Ttl. Gross Liv/Lease Area 2,706 Bldg Value 153,674

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[L19,D8,L2,D10,L7,D16],FOP[L6,D23,R34,U10,L24,U13,L4],PTR[R19,U8,R2,U10,R7,U16],FUS[1186],BAS[L19,D8,L2,D10,L7,D16,R4,D13,R24,U8,R4,U10,L4,U29],UAT[1186],PTR[L19,D1],FOP[L9,D17,R7,U10,R2,U7],PTR[R19,U1],UBM[1186]

Property Location: 254 LINCOLN AVE
Vision ID: 940

MAP ID: 11C/ / 62/ /
Other ID: 11C000062

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

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ULRICH, KEITH R		1 All Public		
254 LINCOLN AVE				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID: 11C-62

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	115,500	115,500
RESIDNTL	1010	255,100	255,100
Total		370,600	370,600

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ULRICH, KEITH R	5357/ 267	04/29/1998	Q	I	270,000	00
HALSTED, JOHN B & BETTY N	1201/ 217	07/26/1955			0	
HATCH, FRANK E & IRENE P					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2004	1010	115,500	2003	1010	109,700	2002	1010	95,300
2004	1010	255,100	2003	1010	255,100	2002	1010	225,900
	Total:	370,600		Total:	364,800		Total:	321,200

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	251,700
Appraised XF (B) Value (Bldg)	3,400
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	115,500
Special Land Value	
Total Appraised Card Value	370,600
Total Appraised Parcel Value	370,600
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	370,600

NOTES

REMODEL OF KITCHEN
1991-CABINETS AND
COUNTERS ONLY
NEW ROOFING FY95
ADDED BATHROOM FY00

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
GAS01-77	10/17/2000		GAS	0				RANGE
ELE99-551	1/6/1999	EL	Electric	0		0		WRNG OIL
GAS99-60	9/14/1998		GAS	0		0		RANGE
ELE99-113	7/28/1998	EL	Electric	0		0		WIRE KITC
PLM98-22	7/24/1998	PL	Plumbing	0		0		PLM FOR I
BLD99-14	7/8/1998	RE	Remodel	13,800		0		KITCHEN I
94B-147	9/8/1993			7,000		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
6/1/1999	LT	03	Building Permit Review
2/18/1999	DB	45	Sales Reinspection (
8/11/1994	EB		

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		116		12,000.00	SF	6.00	1.50	8	1.00	CE	1.05		9.48	113,800
1	1010	SINGLE FAM	RG11				15,260.00	SF	0.07	1.50	0	1.00	CE	1.05		0.11	1,700
							Total Card Land Units	0.63	AC	Parcel Total Land Area:		0.63 AC				Total Land Value	115,500

Property Location: 254 LINCOLN AVE
Vision ID: 940

MAP ID: 11C/ / 62/ /
Other ID: 11C000062

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	32		Grade = 160%
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	2.5		2 1/2 Bathrms
Total Rooms	11		11 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

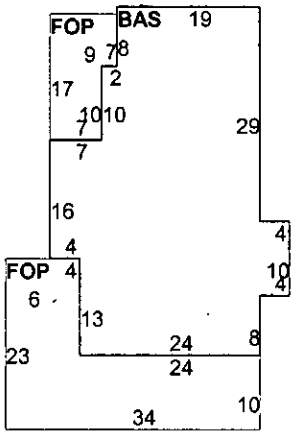
Unadj. Base Rate	75.00
Size Adj. Factor	0.93455
Grade (Q) Index	1.58
Adj. Base Rate	110.74
Bldg. Value New	299,662
Year Built	1900
Eff. Year Built	(VG)
Nrml Physcl Dep	16
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	84
Deprec. Bldg Value	251,700

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH

FUS[1186]
UAT[1186]
UBM[1186]



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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,162	1,162	1,162	110.74	128,680
FOP	Porch, Open, Finished	0	603	121	22.22	13,400
FUS	Upper Story, Finished	1,067	1,186	1,067	99.63	118,160
UAT	Attic, Unfinished	0	1,186	119	11.11	13,178
UBM	Basement, Unfinished	0	1,186	237	22.13	26,245
Ttl. Gross Liv/Lease Area		2,229	5,323	2,706	Bldg Val:	299,662

Property Location: 254 LINCOLN AVE **MAP ID:** 11C/ / 62/ /
Vision ID: 940 **Other ID:** 11C000062 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/30/2004 11:58

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ULRICH, KEITH R		1 All Public		
254 LINCOLN AVE				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # Precinct
School
Owner Occupi

GIS ID: 11C-62

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	135,500	135,500
RESIDNTL	1010	282,000	282,000
Total		417,500	417,500

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ULRICH, KEITH R	5357/ 267	04/29/1998	Q	I	270,000	00
HALSTED, JOHN B & BETTY N	1201/ 217	07/26/1955			0	
HATCH, FRANK E & IRENE P					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2005	1010	135,500	2004	1010	115,500	2003	1010	109,700
2005	1010	282,000	2004	1010	255,100	2003	1010	255,100
Total:		417,500	Total:		370,600	Total:		364,800

EXEMPTIONS

Year	Type/Description		Amount
2005	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)	278,600
Appraised XF (B) Value (Bldg)	3,400
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	135,500
Special Land Value	
Total Appraised Card Value	417,500
Total Appraised Parcel Value	417,500
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	417,500

NOTES

REMODEL OF KITCHEN
1991-CABINETS AND
COUNTERS ONLY
NEW ROOFING FY95
ADDED BATHROOM FY00

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
GAS01-77	10/17/2000		GAS	0				RANGE
ELE99-551	1/6/1999	EL	Electric	0		0		WRNG OIL
GAS99-60	9/14/1998		GAS	0		0		RANGE
ELE99-113	7/28/1998	EL	Electric	0		0		WIRE KITC
PLM98-22	7/24/1998	PL	Plumbing	0		0		PLM FOR I
BLD99-14	7/8/1998	RE	Remodel	13,800		0		KITCHEN I
94B-147	9/8/1993			7,000		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
6/1/1999	LT	03	Building Permit Review
2/18/1999	DB	45	Sales Reinspection (
8/11/1994	EB		

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		116		12,000.00	SF	7.37	1.45	8	1.00	CE	1.05		11.20	134,400
1	1010	SINGLE FAM	RG11				15,260.00	SF	0.07	1.00	0	1.00	CE	1.05		0.07	1,100
						Total Card Land Units	27,260.00	SF	Parcel Total Land Area:			27,260 SF				Total Land Value	135,500

Property Location: 254 LINCOLN AVE
Vision ID: 940

MAP ID: 11C/ / 62/ /
Other ID: 11C000062

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	32		Grade = 160%
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	2.5		2 1/2 Bathrms
Total Rooms	11		11 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

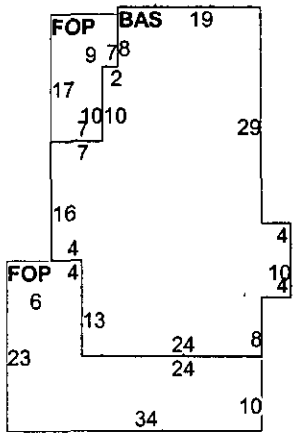
Unadj. Base Rate	83.00
Size Adj. Factor	0.93455
Grade (Q) Index	1.58
Adj. Base Rate	122.56
Bldg. Value New	331,647
Year Built	1900
Eff. Year Built	(VG) 1987
Nrml Physcl Dep	16
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	84
Deprec. Bldg Value	278,600

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH

FUS[1186]
UAT[1186]
UBM[1186]



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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,162	1,162	1,162	122.56	142,415
FOP	Porch, Open, Finished	0	603	121	24.59	14,830
FUS	Upper Story, Finished	1,067	1,186	1,067	110.26	130,772
UAT	Attic, Unfinished	0	1,186	119	12.30	14,585
UBM	Basement, Unfinished	0	1,186	237	24.49	29,047
Ttl. Gross Liv/Lease Area		2,229	5,323	2,706	Bldg Val:	331,647

Property Location: 254 LINCOLN AVE **MAP ID:** 11C/ / 62/ /
Vision ID: 940 **Other ID:** 11C000062 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/01/2000

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
ULRICH, KEITH R		1 All Public		
254 LINCOLN AVE				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	95,300	95,300
RESIDNTL	1010	205,600	205,600
	Total	300,900	300,900

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ULRICH, KEITH R	5357/ 267	04/29/1998	Q	I	270,000	00
HALSTED, JOHN B & BETTY N	1201/ 217	07/26/1955			0	
HATCH, FRANK E & IRENE P					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2001	1010	95,300	2000	1010	95,300	1999	1010	72,700
2001	1010	205,600	2000	1010	163,500	1999	1010	126,200
Total:		300,900	Total:		258,800	Total:		198,900

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)	202,400
Appraised XF (B) Value (Bldg)	3,200
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	95,300
Special Land Value	
Total Appraised Card Value	300,900
Total Appraised Parcel Value	300,900
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	300,900

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
GAS01-77	10/17/00		GAS	0				RANGE
ELE99-551	1/6/99	EL	Electric	0		0		WRNG OIL
GAS99-60	9/14/98		GAS	0		0		RANGE
ELE99-113	7/28/98	EL	Electric	0		0		WIRE KITC
PLM98-22	7/24/98	PL	Plumbing	0		0		PLM FOR I
BLD99-14	7/8/98	RE	Remodel	13,800		0		KITCHEN I
94B-147	9/8/93			7,000		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
6/1/99	LT	03	Building Permit Review
2/18/99	DB	45	Sales Reinspection d
8/11/94	EB		

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		116		12,000.00	SF	5.20	1.50	0	1.00	CE	1.00		7.80	93,600
1	1010	SINGLE FAM	RG11				15,260.00	SF	0.07	1.50	0	1.00	CE	1.00		0.11	1,700
						Total Card Land Units	27,260.00	SF	Parcel Total Land Area:			27,260 SF				Total Land Value	95,300

Property Location: 254 LINCOLN AVE
Vision ID: 940

MAP ID: 11C/ / 62/ /
Other ID: 11C000062

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	33		Victorian
Model	01		Residential
Grade	30		Grade = 150%
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	2.5		2 1/2 Bathrms
Total Rooms	11		11 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

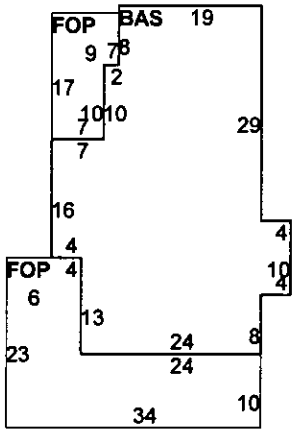
Unadj. Base Rate	65.00
Size Adj. Factor	0.90868
Grade (Q) Index	1.49
Adj. Base Rate	88.01
Bldg. Value New	238,155
Year Built	1900
Eff. Year Built	
Nrml Physcl Dep	15
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	85
Deprec. Bldg Value	202,400

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH

FUS[1186]
UAT[1186]
UBM[1186]



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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,162	1,162	1,162	88.01	102,268
FOP	Porch, Open, Finished	0	603	121	17.66	10,649
FUS	Upper Story, Finished	1,067	1,186	1,067	79.18	93,907
UAT	Attic, Unfinished	0	1,186	119	8.83	10,473
UBM	Basement, Unfinished	0	1,186	237	17.59	20,858
Ttl. Gross Liv/Lease Area		2,229	5,323	2,706	Bldg Val:	238,155

Property Location: 254 LINCOLN AVE **MAP ID:** 11C/ / 62/ /
Vision ID: 940 **Other ID:** 11C000062 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 01/03/2002 08:12

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ULRICH, KEITH R		1 All Public		
254 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	95,300	95,300
RESIDNTL	1010	225,900	225,900
Total		321,200	321,200

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.
ULRICH, KEITH R	5357/ 267	04/29/1998	Q	1	270,000	00
HALSTED, JOHN B & BETTY N	1201/ 217	07/26/1955			0	
HATCH, FRANK E & IRENE P					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2002	1010	95,300	2001	1010	95,300	2000	1010	95,3
2002	1010	225,900	2001	1010	205,600	2000	1010	163,5
	Total:	321,200		Total:	300,900		Total:	258,8

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	222,7
Appraised XF (B) Value (Bldg)	3,2
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	95,3
Special Land Value	
Total Appraised Card Value	321,2
Total Appraised Parcel Value	321,2
Valuation Method:	Cost/Market Valuat
Exemptions	
Net Total Appraised Parcel Value	321,2

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
GAS01-77	10/17/00		GAS	0				RANGE
ELE99-551	1/6/99	EL	Electric	0		0		WRNG OIL
GAS99-60	9/14/98		GAS	0		0		RANGE
ELE99-113	7/28/98	EL	Electric	0		0		WIRE KITC
PLM98-22	7/24/98	PL	Plumbing	0		0		PLM FOR I
BLD99-14	7/8/98	RE	Remodel	13,800		0		KITCHEN I
94B-147	9/8/93			7,000		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
6/1/99	LT	03	Building Permit Review
2/18/99	DB	45	Sales Reinspectio
8/11/94	EB		

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		116		12,000.00	SF	5.20	1.50	0	1.00	CE	1.00		7.80	93,6
1	1010	SINGLE FAM	RG11				15,260.00	SF	0.07	1.50	0	1.00	CE	1.00		0.11	1,7
						Total Card Land Units	0.63	AC	Parcel Total Land Area:			0.63 AC				Total Land Value	95,3

Property Location: 254 LINCOLN AVE
Vision ID: 940

MAP ID: 11C/ / 62/ /
Other ID: 11C000062

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

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	33		Victorian
Model	01		Residential
Grade	30		Grade = 150%
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	2.5		2 1/2 Bathrms
Total Rooms	11		11 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

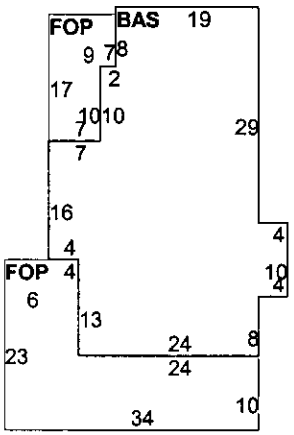
Unadj. Base Rate	71.50
Size Adj. Factor	0.90868
Grade (Q) Index	1.49
Adj. Base Rate	96.81
Bldg. Value New	261,968
Year Built	1900
Eff. Year Built	
Nrml Physcl Dep	15
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	85
Deprec. Bldg Value	222,700

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH

FUS[1186]
UAT[1186]
UBM[1186]



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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,162	1,162	1,162	96.81	112,493
FOP	Porch, Open, Finished	0	603	121	19.43	11,714
FUS	Upper Story, Finished	1,067	1,186	1,067	87.10	103,296
UAT	Attic, Unfinished	0	1,186	119	9.71	11,520
UBM	Basement, Unfinished	0	1,186	237	19.35	22,944

Property Location: 254 LINCOLN AVE **MAP ID:** 11C/ / 62/ /
Vision ID: 940 **Other ID:** 11C000062 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 03/26/2003 09:59

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ULRICH, KEITH R		1 All Public		
254 LINCOLN AVE				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID: 11C-62

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	109,700	109,700
RESIDNTL	1010	255,100	255,100
Total		364,800	364,800

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ULRICH, KEITH R	5357/ 267	04/29/1998	Q	I	270,000	00
HALSTED, JOHN B & BETTY N	1201/ 217	07/26/1955			0	
HATCH, FRANK E & IRENE P					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2003	1010	109,700	2002	1010	95,300	2001	1010	95,300
2003	1010	255,100	2002	1010	225,900	2001	1010	205,600
Total:		364,800	Total:		321,200	Total:		300,900

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)	251,700
Appraised XF (B) Value (Bldg)	3,400
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	109,700
Special Land Value	
Total Appraised Card Value	364,800
Total Appraised Parcel Value	364,800
Valuation Method:	Cost/Market Valuation
Exemptions	0
Net Total Appraised Parcel Value	364,800

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
GAS01-77	10/17/2000		GAS	0				RANGE
ELE99-551	1/6/1999	EL	Electric	0		0		WRNG OIL
GAS99-60	9/14/1998		GAS	0		0		RANGE
ELE99-113	7/28/1998	EL	Electric	0		0		WIRE KITC
PLM98-22	7/24/1998	PL	Plumbing	0		0		PLM FOR I
BLD99-14	7/8/1998	RE	Remodel	13,800		0		KITCHEN I
94B-147	9/8/1993			7,000		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
6/1/1999	LT	03	Building Permit Review
2/18/1999	DB	45	Sales Reinspection (
8/11/1994	EB		

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		116		12,000.00	SF	6.00	1.50	8	1.00	CE	1.00		9.00	108,000
1	1010	SINGLE FAM	RG11				15,260.00	SF	0.07	1.50	0	1.00	CE	1.00		0.11	1,700
						Total Card Land Units	27,260.00	SF	Parcel Total Land Area:			27,260 SF				Total Land Value	109,700

Property Location: 254 LINCOLN AVE **MAP ID:** 11C/ / 62/ /
Vision ID: 940 **Other ID:** 11C000062 **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	32		Grade = 160%
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	2.5		2 1/2 Bathrms
Total Rooms	11		11 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

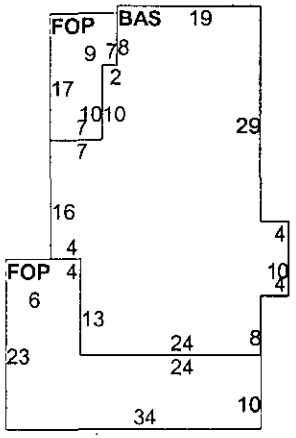
Unadj. Base Rate	75.00
Size Adj. Factor	0.93455
Grade (Q) Index	1.58
Adj. Base Rate	110.74
Bldg. Value New	299,662
Year Built	1900
Eff. Year Built	(VG)
Nrml Physcl Dep	16
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	84
Deprec. Bldg Value	251,700

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH

FUS[1186]
UAT[1186]
UBM[1186]



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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,162	1,162	1,162	110.74	128,680
FOP	Porch, Open, Finished	0	603	121	22.22	13,400
FUS	Upper Story, Finished	1,067	1,186	1,067	99.63	118,160
UAT	Attic, Unfinished	0	1,186	119	11.11	13,178
UBM	Basement, Unfinished	0	1,186	237	22.13	26,245
Ttl. Gross Liv/Lease Area		2,229	5,323	2,706	Bldg Val:	299,662

MAP 11-C LOT 62 **PROPERTY ASSESSMENT RECORD – TOWN OF AMHERST, MASSACHUSETTS** S CARD NO.

254 Lincoln Avenue

27260 ~~25047~~

0.58 A

LAND AREA 92-rds

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
Halsted, John B. & Betty N.		1955	1201	217

ASSESSMENT RECORD

	1963	1964	1970	1978	1978	1980	1981	1982	1984	1985
DWELLING-garage	6000									
GARAGE										
3/24/77										
TOTAL VALUE BUILDINGS	6000	19040	26460	47400	46500	50900	61400	68100	77000	86000
TOTAL VALUE LAND	1500	4640	10690	13000	13000	13000	20800	20800	24900	24900
TOTAL VALUE LAND & BUILDINGS	7500	23680	37150	60400	59500	63900	82200	88900	101900	110900

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL	WATER

MEMORANDA

	1986	1987	1988
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS	94900	144400	144400
TOTAL VALUE LAND	31200	60500	69600
TOTAL VALUE LAND & BUILDINGS	126100	204900	214000
	19	19	19
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND			
TOTAL VALUE LAND & BUILDINGS			
TOTAL			

BUILDING PERMIT RECORD	EST. COST	PERMIT NO.	DATE

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
116	235	35	113%	40	4640		
C.I.							
TOTAL VALUE LAND					4640		
TOTAL VALUE BUILDINGS					19040		
TOTAL VALUE LAND & BUILDINGS					23680		
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
12,000		68			8160		
25,260		10			2530		
C.I.							
TOTAL VALUE LAND					10690		
TOTAL VALUE BUILDINGS					26460		
TOTAL VALUE LAND & BUILDINGS					37150	37,150	

BUILDING RECORD

OCCUPANCY

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

CONSTRUCTION

FOUNDATION

CONCRETE	
CONCRETE BLOCK	
BRICK OR STONE	✓
PIERS	

BASEMENT

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

WALLS

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

ROOFING

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

FRAMING

WOOD JOIST 2x6 16 O.C.	✓
TIMBER, BEAMS & ~~COLS~~	✓
STEEL ~~BEAMS~~ & COLS	✓
WOOD RAFTERS	✓

NO. OF ROOMS

BSMT.		2ND	6
1ST	4	3RD	1

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 STY	✓
MODERN KITCHEN	

HEATING

PIPELESS FURNACE	
HOT AIR FURNACE	
FORCED AIR FURNACE 1959	✓
STEAM	
HOT WATER OR VAPOR	
AIR CONDITIONING	
RADIANT HEATING	
UNIT HEATERS	
AUTO BURNER 1959	✓
NO HEATING	

PLUMBING

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

LIGHTING

NO LIGHTING	

NOTES - SPECIAL EQUIPMENT

EST

1 Room In Attic Nil.

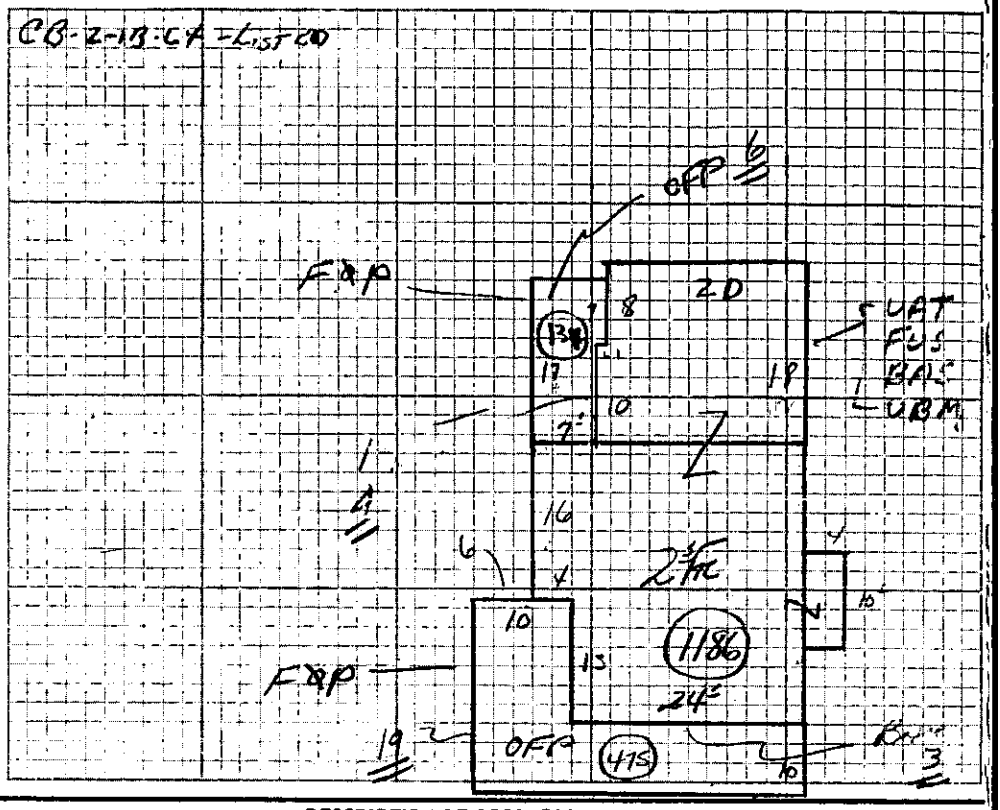
DESIGN

RANCH TYPE	
SPLIT LEVEL	
CONVENTIONAL	
DESIGN FACTOR	%
GRADE FACTOR	%

COMPUTATIONS

UNIT	AMOUNT
1186 S.F.	25060
ADD. & PCHS.	+ 3200
WALL HT.	
BSMT. AREA	
FINISH	
ATTIC	+ 670
HEATING	
PLUMBING	+ 600
O. F.	
TOTAL	29530
FACTOR	x 1.28
REPL. VALUE	37800

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	2 STY	B+5	1900		AV	37800	30%		—	26460
GARAGE 1S	BUILT									
COMMERCIAL										

DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED	TOTAL VALUE BUILDINGS	26460
1-7-63	Inc	Inc	PP	PP		JK		

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

AMHERST, MA

11C/000/062

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
1453	HALSTED, JOHN B. & HALSTED,	BET11C-000-062	254 LINCOLN AVE	01/20/94	1 OF 1

ACCOUNT	TAX OWNER	ACRES: .63		CITY:	LAST APPRAISED
1453	HALSTED, JOHN B. & HALSTED,	BELOTS: 0	EXEMPT: N	NBRHD: CE	BY DC ON 07/01/93
		DEED BP: 1201/217		PLAT BP:	

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	$76,800	$76,800	$125,200	$0	$202,000	$202,000
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 ***	$76,800	$76,800	$125,200	$0	$202,000	$202,000

GENERAL REMARKS: REMODEL OF KITCHEN 1991-CABINETS AND COUNTERS ONLY

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		15260.00	SF	0.78	100	115	115	0.90	12,000	
3	101	LAND 1 FAMILY	RG12	16.00	16.00	FF	104.00	100	115	115	119.60	1,700	

OUTBUILDINGS & EXTRA FEATURES

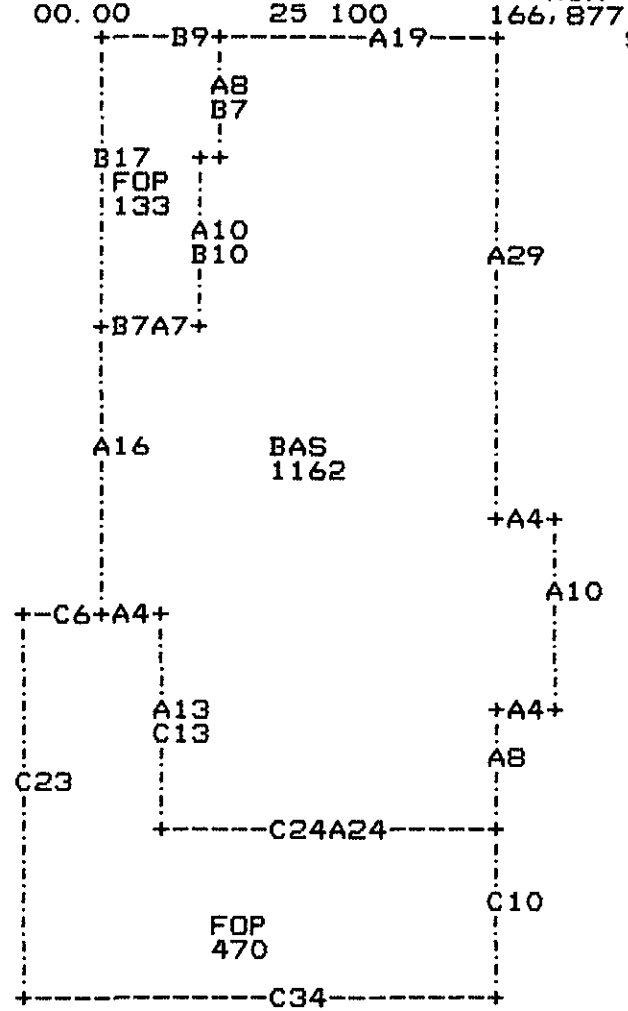
NO	TYPE	DESCRIPTION	AREA	U PRICE	RCN	PHYS	VALUE

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	11C/000/062 CARD
1453	HALSTED, JOHN B. & HALSTED,	BET11C-000-062	254 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	166,877	125,200

SCALE IS 1:16



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

COMPONENT	TYPE
FOUNDATION	BRICK
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	6	0	0
FULL BATHS	1	0	0
HALF BATHS	1	0	0
EXTRA FIXTURES	0	0	0

YEAR BUILT	1900
NUMBER STORIES	2.0
PERIMETER MULT	106
QUALITY	AVERAGE
SHAPE/DESIGN	120
WALL HEIGHT	8.0
EFFECT BASE RATE	61.32

SEC	TYPE	GROSS	PCT	EFFECT	RPL COST
A	BAS	1162	100	1162	71,252
B	FOP	133	20	27	1,655
C	FOP	470	20	94	5,764
D	UAT	1186	10	119	7,297
E	FUS	1186	90	1067	65,427
F	UBM	1186	20	237	14,532
SUBTL		5323		2706	165,927
FIREPLACE		1 FLUES,	1 OPENS		950
GRAND TOTAL					166,877

BUILDING DIMENSIONS -
DL19/DD8/DL2/DD10/DL7/DD16/DR4/DD13/DR24/DU8/DR4/DU10/DL4/DU
ML19/MD1/DL9/DD17/DR7/DU10/DR2/DU7/
ML19/MD8/ML2/MD10/ML7/MD16/DL6/DD23/DR34/DU10/DL24/DU13/DL4/

Property Location: 254 LINCOLN AVE | MAP ID: 11C/ / 62/ / | Bldg Name: | State Use: 1010
Vision ID: 940 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/13/2006 11:18

CURRENT OWNER

ULRICH, KEITH R

254 LINCOLN AVE

AMHERST, MA 01002
Additional Owners:

TOPO. / UTILITIES / STRT/ROAD / LOCATION

1 All Public

SUPPLEMENTAL DATA

Other ID: 11C000062
Calc Frontag 114.7
Owner Occupi
APR PARCELS

Precinct
Units

GIS ID: 11C-62 | ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	290,400	290,400
RES LAND	1010	178,900	178,900
Total		469,300	469,300

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ULRICH, KEITH R	5357/ 267	04/29/1998	Q	I	270,000	00
HALSTED, JOHN B & BETTY N	1201/ 217	07/26/1955			0	
HATCH, FRANK E & IRENE P					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2007	1010	290,400	2006	1010	290,400	2005	1010	282,000
2007	1010	178,900	2006	1010	178,900	2005	1010	135,500
	Total:	469,300		Total:	469,300		Total:	417,500

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
CE/A				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	287,000
Appraised XF (B) Value (Bldg)	3,400
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	178,900
Special Land Value	0
Total Appraised Parcel Value	469,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**469,300**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
GAS01-77	10/17/2000		GAS	0		0		RANGE
ELE99-551	01/06/1999	EL	Electric	0		0		WRNG OIL
GAS99-60	09/14/1998		GAS	0		0		RANGE
ELE99-113	07/28/1998	EL	Electric	0		0		WIRE KITC
PLM98-22	07/24/1998	PL	Plumbing	0		0		PLM FOR I
BLD99-14	07/08/1998	RE	Remodel	13,800		0		KITCHEN I
94B-147	09/08/1993			7,000		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/18/2005			RD	15	DRIVE BY FIELD REVI
6/1/1999			LT	03	Building Permit Review
2/18/1999			DB	45	Sales Reinspection (
8/11/1994			EB		

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		116		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				15,260	SF	0.07	1.00	0	1.0000	1.00	CE	1.15			0.08	1,200

Total Card Land Units: 0.63 AC | Parcel Total Land Area: 0.63 AC | Total Land Value: 178,900

Property Location: 254 LINCOLN AVE **MAP ID:** 11C/ / 62/ / **Bldg Name:** **State Use:** 1010

Vision ID: 940 **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	32		Grade = 160%
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	2		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	11		11 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
Foundation			

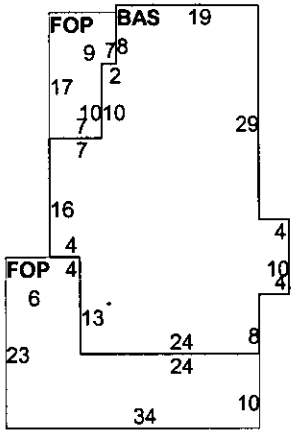
MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	126.27
Section. RCN:	341,692
Net Other Adj:	0.00
Replace Cost	341,692
AYB	1900
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	287,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

FUS[1186]
UAT[1186]
UBM[1186]



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

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL3	FIREPLACE 2			B	1	4,000.00	1989		1		100	3,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,162	1,162	1,162	126.27	146,728
FOP	Porch, Open, Finished	0	603	121	25.34	15,279
FUS	Upper Story, Finished	1,067	1,186	1,067	113.60	134,732
UAT	Attic, Unfinished	0	1,186	119	12.67	15,026
UBM	Basement, Unfinished	0	1,186	237	25.23	29,926
	Ttl. Gross Liv/Lease Area:	2,229	5,323	2,706		341,692

PROP. LOC.: 254 LINCOLN AVE

MAP I.D.: 11C/ / 62/ /

Other i.d.: 11C000062

Bldg. 1 Card 1 of 1

Print Date: 01/11/99

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
ULRICH, KEITH R 254 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	72,700	72,700
RESIDNTL	1010	126,200	126,200
Total		198,900	198,900

601

AMHERST, MA

MMC

RECORD OF OWNERSHIP	BK-VOL/PAGE	MO/DY/YR	qu	vi	SALE PRICE	V.C.
ULRICH, KEITH R	5357/267	04/29/98	Q	I	270,000	00
HALSTED, JOHN B & BETTY N	1201/217	07/26/55			0	
HATCH, FRANK E & IRENE P					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1010	72,700	98	1010	72,700	97	1010	85,100
99	1010	126,200	98	1010	126,200	97	1010	126,200
	Total	198,900		Total	198,900		Total	211,300

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)	122,900
Appraised X.F.(B) Value (Bldg)	3,300
Appraised O.B.(L) Value (Bldg)	0
Appraised Land Value (Bldg)	72,700
Special Land Value	0
Total Appraised Card Value	198,900
Total Appraised Parcel Value	198,900
Exemption(s)	
Net Total Appraised Parcel Value	198,900

BUILDING PERMIT RECORD

Permit I.D.#	Issue Date	Type	Description	Amount	Insp. Date	%Cmp	Date Cmp	Comments
GAS99-60	091498		GAS			0		RANGE
ELE99-113	072898	EL	Electric			0		WIRE KITCHEN ALT
PLM98-22	072498	PL	Plumbing			0		PLM FOR INT ALTS
BLD99-14	070898	RE	Remodel	13,800		0		KITCHEN INT ALTS
94B-147	090893			7,000		0		
91B-345	042691			6,600		0		

VISIT/CHANGE HISTORY

Date	I.D.	Cd	Purpose/Result
08/11/94	EB		

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		100		12,000.00	SF	5.20	1.30	0	1.00	CE	.88		5.93	71,200
1	1010	SINGLE FAM	RG11				15,260.00	SF	0.07	1.30	0	1.00	CE	.88		0.08	1,200
1	1010	SINGLE FAM	RG12		16		16.00	FF	18.00	1.30	0	1.00	CE	.88		20.52	300
		Total Land Units					27,260.00	SF								Total	72,700

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	03		Colonial
Model	01		Residential
Grade	24		Grade = 120%
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	06		6 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	11		11 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	0.9087	
Grade(Q) Index	1.25	
Adj Base Rate	56.79	
Bldg Value New		153,674
Year Built	1900	
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		122,900

NOTES

REMODEL OF KITCHEN
1991-CABINETS AND
COUNTERS ONLY
NEW ROOFING FY95

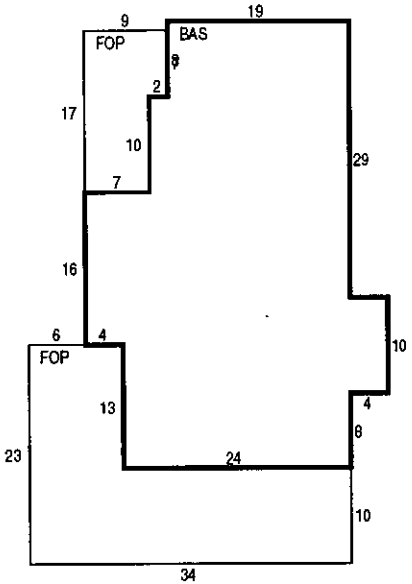
OB-OUTBUILDINGS & YARD ITEMS (L)

Code	Description	L	Units	Unit Price	Yr	Dp Rt	%Cnd	Apr. Value

Total OB Value 0

INCOME SECTION

SKETCH



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,162	1,162	56.79	65,990
FOP	Porch, Open, Finis	603	121	11.40	6,872
FUS	Upper Story, Finis	1,186	1,067	51.09	60,595
UAT	Attic, Unfinished	1,186	119	5.70	6,758
UBM	Basement, Unfinish	1,186	237	11.35	13,459

Ttl. Gross Liv/Lease Area 2,706 Bldg Value 153,674

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[L19,D8,L2,D10,L7,D16],FOP[L6,D23,R34,U10,L24,U13,L4],PTR[R19,U8,R2,U10,R7,U16],FUS[1186],BAS[L19,D8,L2,D10,L7,D16,R4,D13,R24,U8,R4,U10,L4,U29],UAT[1186],PTR[L19,D1],FOP[L9,D17,R7,U10,R2,U7],PTR[R19,U1],UBM[1186]