Property Location: 242 LINCOLN AVE | *MAP ID:* 11C/ / 63/ / | *Bldg Name:* | *State Use:* 1010

Vision ID: 851 | *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
TREYZ, FREDERICK & SHELLEY		2 Public Water		
242 LINCOLN AVE		3 Public Sewer		
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	11C000063	Precinct	
Calc Frontag	130.2	School	
Owner Occupi			

GIS ID: 11C-63 | *ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	437,600	437,600
RES LAND	1010	179,200	179,200
RESIDNTL	1010	2,800	2,800
	Total	619,600	619,600

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
TREYZ, FREDERICK & SHELLEY	5711/ 224	06/15/1999	Q	I	420,000	00
NOVAKOV-LAWLOR, BONNIE & LARRY	3971/ 315	06/12/1992	Q	I	252,500	00
GREENE, MARY JANE	2167/ 295	06/15/1980			0	
GREENE, THEODORE P & MARY JANE	1265/ 482	01/01/1958			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	1010	437,600	2005	1010	417,000	2004	1010	324,200
2006	1010	179,200	2005	1010	135,700	2004	1010	115,800
2006	1010	2,800	2005	1010	2,500	2004	1010	2,000
	Total:	619,600		*Total:*	555,200		*Total:*	442,000

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

ASSESSING NEIGHBORHOOD

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

NOTES

DRY WALL REPLACEMENT AND
REPAIR-CEILINGS 7/93
MODIFIED TWO CLOSETS
INTO ADDITIONAL BATH FY97
3 BEDROOMS IN FHS NEARLY
UNUSABLE DUE TO HEAT.

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	434,600
Appraised XF (B) Value (Bldg)	3,000
Appraised OB (L) Value (Bldg)	2,800
Appraised Land Value (Bldg)	179,200
Special Land Value	0
Total Appraised Parcel Value	619,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	619,600

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD04-591	04/20/2004	RE	Remodel	12,900		0		REPL SHINGLES
BLD03-618	05/08/2003	RE	Remodel	14,380		0		REROOF
GAS03-193	04/03/2003	PL	Plumbing	0		0		RANGE
BLD99-657	04/27/1999	RE	Remodel	100		0		WOODSTOVE
PLM96-184	01/17/1996	PL	Plumbing	0		0		RENOVATIO
ELE96-558	01/10/1996	AD	Addition	0		0		BATHROOM
bld96-322	12/20/1995	RE	Remodel	5,500		0		New Bath

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/18/2005			RD	15	DRIVE BY FIELD REVI
6/5/2000			DB	45	Sales Reinspection d
4/24/1996			EB		
4/29/1993			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		130		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				18,490	SF	0.07	1.00	0	1.0000	1.00	CE	1.15			0.08	1,500
							Total Card Land Units:	30,490	SF	Parcel Total Land Area:	30,490 SF						Total Land Value:		179,200

Property Location: 242 LINCOLN AVE | **MAP ID:** 11C/ / 63/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 851 | **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	63		Georgian Colon
Model	01		Residential
Grade	36		Grade = 180%
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	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	05		5 Bedrooms
Total Bthrms	3		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	12		12 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

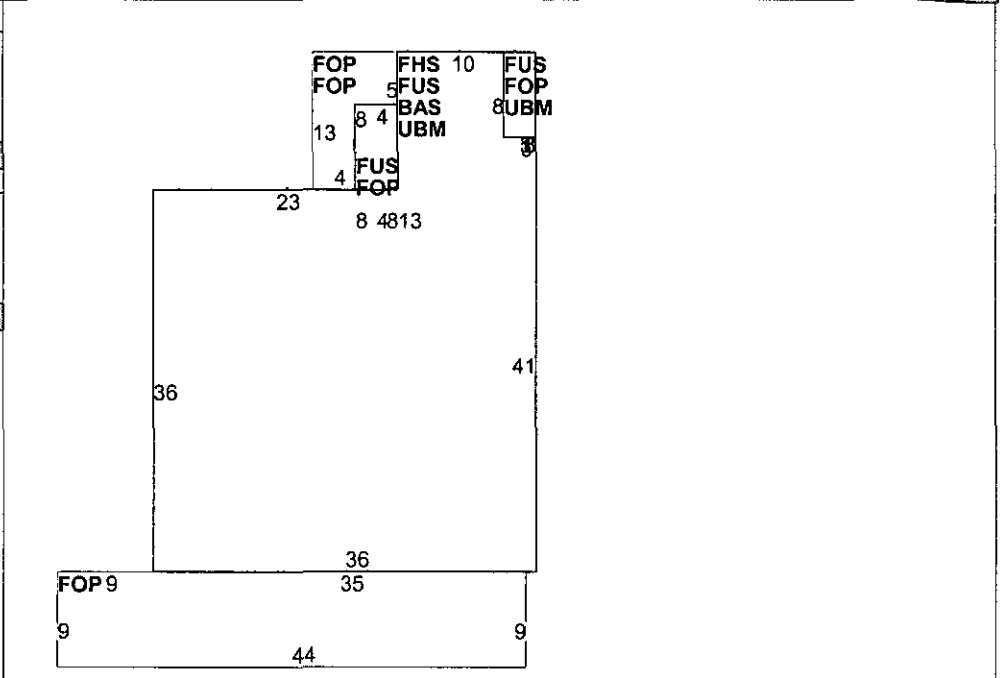
Element	Cd.	Ch.	Description
Foundation			

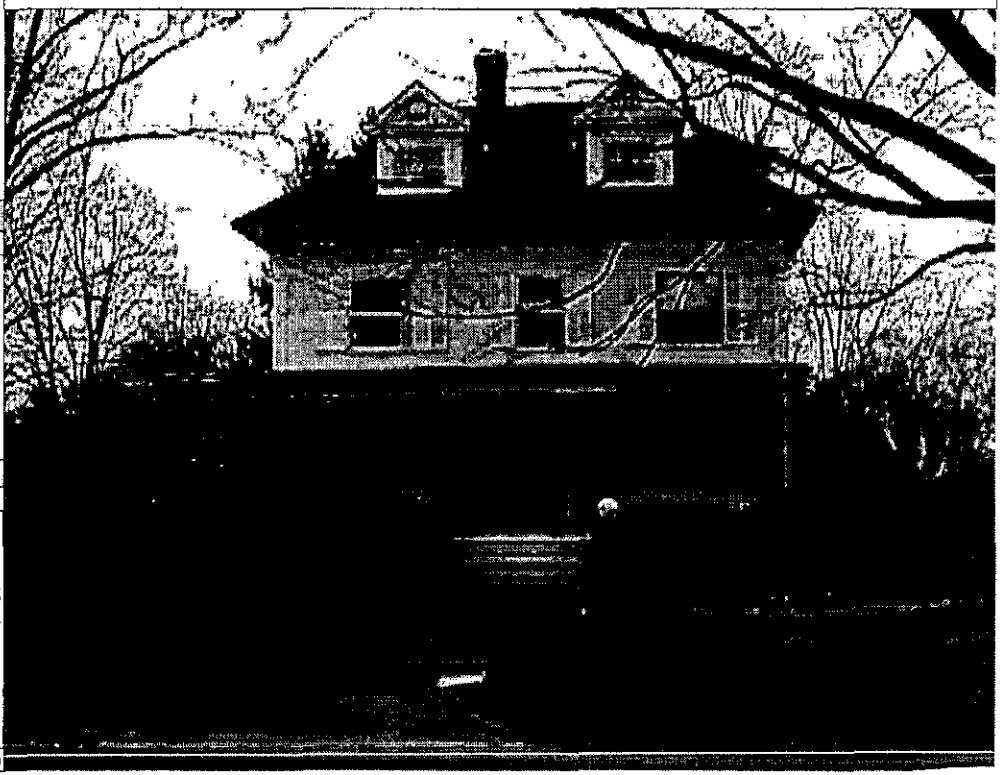
MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	145.13
Section. RCN:	579,520
Net Other Adj:	0.00
Replace Cost	579,520
AYB	1905
EYB	1980
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	25
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Status	
% Complete	
Overall % Cond	75
Apprais Val	434,600
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	





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

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR1	GARAGE-AVI			L	280	20.00	1985		0		50	2,800
FPL3	FIREPLACE 2			B	1	4,000.00	1980		1		100	3,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value
BAS	First Floor	1,441	1,441	1,441	145.13	209,138
FHS	Half Story, Finished	793	1,441	793	79.87	115,091
FOP	Porch, Open, Finished	0	596	119	28.98	17,271
FUS	Upper Story, Finished	1,347	1,497	1,347	130.59	195,495
UBM	Basement, Unfinished	0	1,465	293	29.03	42,524
	Ttl. Gross Liv/Lease Area:	3,581	6,440	3,993		579,520

Property Location: 242 LINCOLN AVE **MAP ID:** 11C/ / 63/ /
Vision ID: 851 **Other ID:** 11C000063 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12:45

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
TREYZ, FREDERICK & SHELLEY		2 Public Wate		
		3 Public Sewe		
242 LINCOLN AVE				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID: 11C-63

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	115,800	115,800
RESIDNTL	1010	324,200	324,200
RESIDNTL	1010	2,000	2,000
	Total	442,000	442,000

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
TREYZ, FREDERICK & SHELLEY	5711/ 224	06/15/1999	Q	I	420,000	00
NOVAKOV-LAWLOR, BONNIE & LARRY	3971/ 315	06/12/1992	Q	I	252,500	00
GREENE, MARY JANE	2167/ 295	06/15/1980			0	
GREENE, THEODORE P & MARY JANE	1265/ 482	01/01/1958			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2004	1010	115,800	2003	1010	110,000	2002	1010	95,600
2004	1010	324,200	2003	1010	324,200	2002	1010	298,700
2004	1010	2,000	2003	1010	2,000	2002	1010	2,000
	Total:	442,000		*Total:*	436,200		*Total:*	396,300

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)	321,800
Appraised XF (B) Value (Bldg)	2,400
Appraised OB (L) Value (Bldg)	2,000
Appraised Land Value (Bldg)	115,800
Special Land Value	
Total Appraised Card Value	442,000
Total Appraised Parcel Value	442,000
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	442,000

NOTES

DRY WALL REPLACEMENT AND
REPAIR-CEILINGS 7/93
MODIFIED TWO CLOSETS
INTO ADDITIONAL BATH FY97
3 BEDROOMS IN FHS NEARLY
UNUSABLE DUE TO HEAT.

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD03-618	5/8/2003	RE	Remodel	14,380				REROOF
GAS03-193	4/3/2003	PL	Plumbing	0				RANGE
BLD99-657	4/27/1999	RE	Remodel	100		0		WOODSTOVE
PLM96-184	1/17/1996	PL	Plumbing	0		0		RENOVATIO
ELE96-558	1/10/1996	AD	Addition	0		0		BATHROOM
bld96-322	12/20/1995	RE	Remodel	5,500		0		New Bath
93B-146	9/10/1992			900		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
6/5/2000	DB	45	Sales Reinspection c
4/24/1996	EB		
4/29/1993	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		130		12,000.00	SF	6.00	1.50	8	1.00	CE	1.05		9.48	113,800
1	1010	SINGLE FAM	RG11				18,490.00	SF	0.07	1.50	0	1.00	CE	1.05		0.11	2,000
			Total Card Land Units				0.70	AC	*Parcel Total Land Area:*			0.70 AC				*Total Land Value*	115,800

Property Location: 242 LINCOLN AVE
Vision ID: 851
MAP ID: 11C/ / 63/ /
Other ID: 11C000063
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	11		Clapboard
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	05		5 Bedrooms
Bathrooms	3.5		3 1/2 Bathrms
Total Rooms	12		12 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			

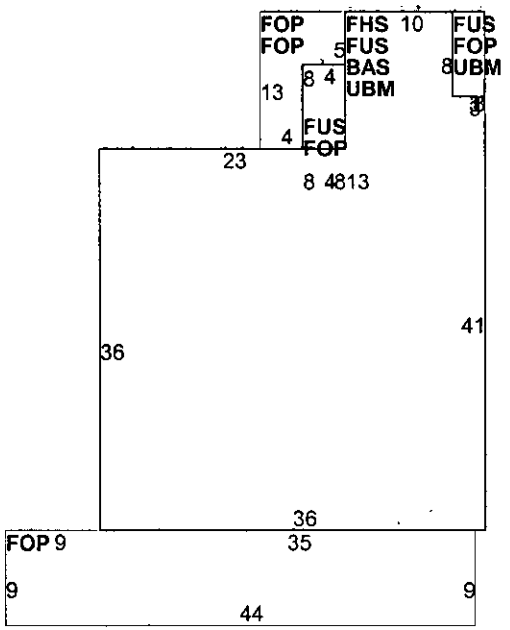
COST/MARKET VALUATION

Unadj. Base Rate	75.00
Size Adj. Factor	0.84284
Grade (Q) Index	1.70
Adj. Base Rate	107.46
Bldg. Value New	429,088
Year Built	1905
Eff. Year Built	(GD)
Nrml Physcl Dep	25
Funcnl Obsinc	0
Econ Obsinc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	75
Deprec. Bldg Value	321,800

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	4,000.00	1977	1	85	2,400
FGR1	GARAGE-AVE	L	280	16.00	1985	0	45	2,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,441	1,441	1,441	107.46	154,850
FHS	Half Story, Finished	793	1,441	793	59.14	85,216
FOP	Porch, Open, Finished	0	596	119	21.46	12,788
FUS	Upper Story, Finished	1,347	1,497	1,347	96.69	144,749
UBM	Basement, Unfinished	0	1,465	293	21.49	31,486
Ttl. Gross Liv/Lease Area		3,581	6,440	3,993	Bldg Val:	429,088

Property Location: 242 LINCOLN AVE **MAP ID:** 11C/ / 63/ /
Vision ID: 851 **Other ID:** 11C000063 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/30/2004 11:58

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
TREYZ, FREDERICK & SHELLEY		2 Public Wate		
		3 Public Sewe		
242 LINCOLN AVE				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account #
Precinct
School
Owner Occupi

GIS ID: 11C-63

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	135,700	135,700
RESIDNTL	1010	417,000	417,000
RESIDNTL	1010	2,500	2,500
	Total	555,200	555,200

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
TREYZ, FREDERICK & SHELLEY	5711/ 224	06/15/1999	Q	I	420,000	00
NOVAKOV-LAWLOR, BONNIE & LARRY	3971/ 315	06/12/1992	Q	I	252,500	00
GREENE, MARY JANE	2167/ 295	06/15/1980			0	
GREENE, THEODORE P & MARY JANE	1265/ 482	01/01/1958			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2005	1010	135,700	2004	1010	115,800	2003	1010	110,000
2005	1010	417,000	2004	1010	324,200	2003	1010	324,200
2005	1010	2,500	2004	1010	2,000	2003	1010	2,000
	Total:	555,200		*Total:*	442,000		*Total:*	436,200

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)	414,600
Appraised XF (B) Value (Bldg)	2,400
Appraised OB (L) Value (Bldg)	2,500
Appraised Land Value (Bldg)	135,700
Special Land Value	
Total Appraised Card Value	555,200
Total Appraised Parcel Value	555,200
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	**555,200**

NOTES

DRY WALL REPLACEMENT AND
REPAIR-CEILINGS 7/93
MODIFIED TWO CLOSETS
INTO ADDITIONAL BATH FY97
3 BEDROOMS IN FHS NEARLY
UNUSABLE DUE TO HEAT.

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD04-591	4/20/2004	RE	Remodel	12,900				REPL SHINGLES
BLD03-618	5/8/2003	RE	Remodel	14,380				REROOF
GAS03-193	4/3/2003	PL	Plumbing	0				RANGE
BLD99-657	4/27/1999	RE	Remodel	100		0		WOODSTOVE
PLM96-184	1/17/1996	PL	Plumbing	0		0		RENOVATIO
ELE96-558	1/10/1996	AD	Addition	0		0		BATHROOM
bld96-322	12/20/1995	RE	Remodel	5,500		0		New Bath

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
6/5/2000	DB	45	Sales Reinspection
4/24/1996	EB		
4/29/1993	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		130		12,000.00	SF	7.37	1.45	8	1.00	CE	1.05		11.20	134,400
1	1010	SINGLE FAM	RG11				18,490.00	SF	0.07	1.00	0	1.00	CE	1.05		0.07	1,300
						Total Card Land Units	30,490.00	SF	*Parcel Total Land Area:*			30,490 SF				*Total Land Value*	135,700

Property Location: 242 LINCOLN AVE **MAP ID:** 11C/ / 63/ /
Vision ID: 851 **Other ID:** 11C000063 **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	36		Grade = 180%
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	05		Drywall/Sheet
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	05		5 Bedrooms
Bathrooms	3.5		3 1/2 Bathrms
Total Rooms	12		12 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			

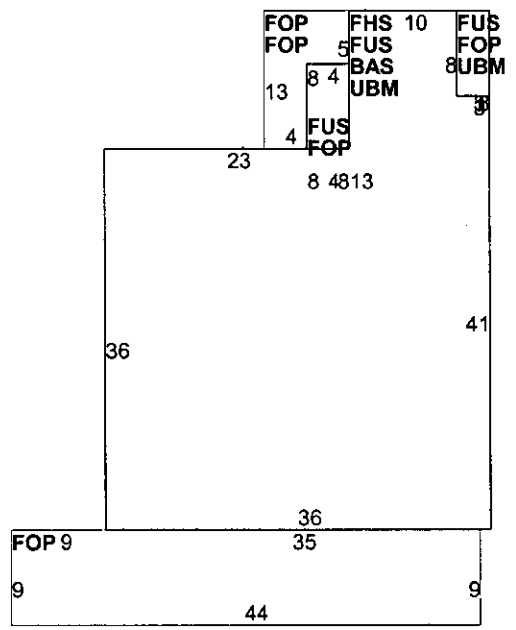
COST/MARKET VALUATION

Unadj. Base Rate	86.00
Size Adj. Factor	0.84284
Grade (Q) Index	1.91
Adj. Base Rate	138.44
Bldg. Value New	552,791
Year Built	1905
Eff. Year Built	(GD) 1978
Nrml Physcl Dep	25
Funcnl Obslnc	0
Econ Obsinc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	75
Deprec. Bldg Value	414,600

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	1978	1	85	2,400
FGR1	GARAGE-AVE	L	280	20.00	1985	0	45	2,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,441	1,441	1,441	138.44	199,492
FHS	Half Story, Finished	793	1,441	793	76.19	109,783
FOP	Porch, Open, Finished	0	596	119	27.64	16,474
FUS	Upper Story, Finished	1,347	1,497	1,347	124.57	186,479
UBM	Basement, Unfinished	0	1,465	293	27.69	40,563
Ttl. Gross Liv/Lease Area		3,581	6,440	3,993	Bldg Val:	552,791

Property Location: 242 LINCOLN AVE **MAP ID:** 11C/ / 63/ /
Vision ID: 851 **Other ID:** 11C000063 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/01/2000

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
TREYZ, FREDERICK & SHELLEY		2 Public Water		
		3 Public Sewer		
242 LINCOLN AVE				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	95,600	95,600
RESIDNTL	1010	271,800	271,800
RESIDNTL	1010	2,000	2,000
	Total	369,400	369,400

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
TREYZ, FREDERICK & SHELLEY	5711/ 224	06/15/1999	Q	I	420,000	00
NOVAKOV-LAWLOR, BONNIE & LARRY	3971/ 315	06/12/1992	Q	I	252,500	00
GREENE, MARY JANE	2167/ 295	06/15/1980			0	
GREENE, THEODORE P & MARY JANE	1265/ 482	01/01/1958			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2001	1010	95,600	2000	1010	96,400	1999	1010	73,300
2001	1010	271,800	2000	1010	190,500	1999	1010	198,400
2001	1010	2,000	2000	1010	2,000	1999	1010	2,000
	Total:	369,400		*Total:*	288,900		*Total:*	273,700

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)	269,500
Appraised XF (B) Value (Bldg)	2,300
Appraised OB (L) Value (Bldg)	2,000
Appraised Land Value (Bldg)	95,600
Special Land Value	
Total Appraised Card Value	369,400
Total Appraised Parcel Value	369,400
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	369,400

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD99-657	4/27/99	RE	Remodel	100		0		WOODSTOVE
PLM96-184	1/17/96	PL	Plumbing	0		0		RENOVATIO
ELE96-558	1/10/96	AD	Addition	0		0		BATHROOM
bld96-322	12/20/95	RE	Remodel	5,500		0		New Bath
93B-146	9/10/92			900		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
6/5/00	DB	45	Sales Reinspection d
4/24/96	EB		
4/29/93	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		130		12,000.00	SF	5.20	1.50	0	1.00	CE	1.00		7.80	93,600
1	1010	SINGLE FAM	RG11				18,490.00	SF	0.07	1.50	0	1.00	CE	1.00		0.11	2,000
						Total Card Land Units	30,490.00	SF	*Parcel Total Land Area:*			30,490 SF				*Total Land Value*	95,600

Property Location: 242 LINCOLN AVE **MAP ID:** 11C/ / 63/ /
Vision ID: 851 **Other ID:** 11C000063 **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	11		Clapboard
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	05		5 Bedrooms
Bathrooms	3.5		3 1/2 Bathrms
Total Rooms	12		12 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			

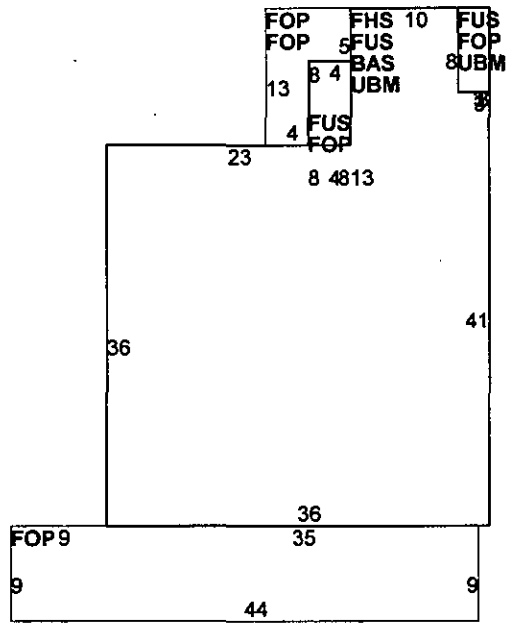
COST/MARKET VALUATION

Unadj. Base Rate	65.00
Size Adj. Factor	0.82531
Grade (Q) Index	1.48
Adj. Base Rate	79.39
Bldg. Value New	317,004
Year Built	1905
Eff. Year Built	
Nrml Physcl Dep	15
Funcnl Obsinc	0
Econ Obsinc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	85
Deprec. Bldg Value	269,500

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL3	FIREPLACE 2 ST	B	1	3,500.00	1905	1	85	2,300
FGR1	GARAGE-AVE	L	280	16.00	1985	0	45	2,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,441	1,441	1,441	79.39	114,401
FHS	Half Story, Finished	793	1,441	793	43.69	62,956
FOP	Porch, Open, Finished	0	596	119	15.85	9,447
FUS	Upper Story, Finished	1,347	1,497	1,347	71.44	106,938
UBM	Basement, Unfinished	0	1,465	293	15.88	23,261
Ttl. Gross Liv/Lease Area		3,581	6,440	3,993	Bldg Val:	317,004

Property Location: 242 LINCOLN AVE **MAP ID:** 11C/ / 63/ /
Vision ID: 851 **Other ID:** 11C000063 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 01/03/2002 08:12

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
TREYZ, FREDERICK & SHELLEY		2 Public Wate		
		3 Public Sewe		
242 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	95,600	95,600
RESIDNTL	1010	298,700	298,700
RESIDNTL	1010	2,000	2,000
	Total	396,300	396,300

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
TREYZ, FREDERICK & SHELLEY	5711/ 224	06/15/1999	Q	I	420,000	00
NOVAKOV-LAWLOR, BONNIE & LARRY	3971/ 315	06/12/1992	Q	I	252,500	00
GREENE, MARY JANE	2167/ 295	06/15/1980			0	
GREENE, THEODORE P & MARY JANE	1265/ 482	01/01/1958			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2002	1010	95,600	2001	1010	95,600	2000	1010	96,4
2002	1010	298,700	2001	1010	271,800	2000	1010	190,5
2002	1010	2,000	2001	1010	2,000	2000	1010	2,0
	Total:	396,300		Total:	369,400		Total:	288,9

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	296,4
Appraised XF (B) Value (Bldg)	2,3
Appraised OB (L) Value (Bldg)	2,0
Appraised Land Value (Bldg)	95,6
Special Land Value	
Total Appraised Card Value	396,3
Total Appraised Parcel Value	396,3
Valuation Method:	Cost/Market Valuat
Exemptions	
Net Total Appraised Parcel Value	396,3

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD99-657	4/27/99	RE	Remodel	100		0		WOODSTOVE
PLM96-184	1/17/96	PL	Plumbing	0		0		RENOVATIO
ELE96-558	1/10/96	AD	Addition	0		0		BATHROOM
bld96-322	12/20/95	RE	Remodel	5,500		0		New Bath
93B-146	9/10/92			900		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
6/5/00	DB	45	Sales Reinspectio
4/24/96	EB		
4/29/93	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		130		12,000.00	SF	5.20	1.50	0	1.00	CE	1.00		7.80	93,6
1	1010	SINGLE FAM	RG11				18,490.00	SF	0.07	1.50	0	1.00	CE	1.00		0.11	2,0
			Total Card Land Units				0.70	AC	Parcel Total Land Area:			0.70 AC				Total Land Value	95,6

Property Location: 242 LINCOLN AVE **MAP ID:** 11C/ / 63/ /
Vision ID: 851 **Other ID:** 11C000063 **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	11		Clapboard
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	05		5 Bedrooms
Bathrooms	3.5		3 1/2 Bathrms
Total Rooms	12		12 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			

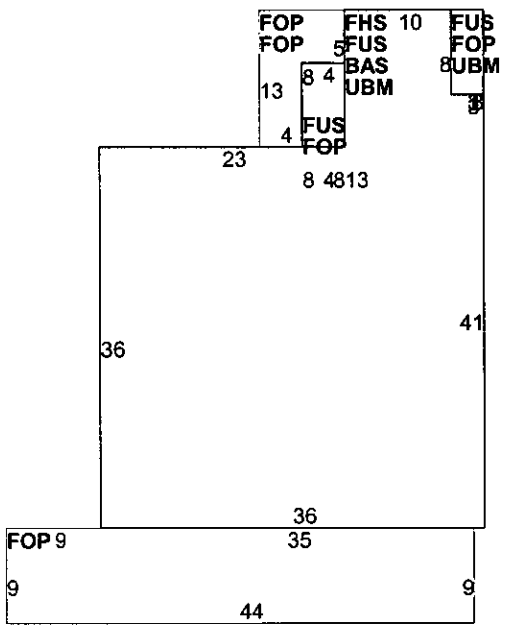
COST/MARKET VALUATION

Unadj. Base Rate	71.50
Size Adj. Factor	0.82531
Grade (Q) Index	1.48
Adj. Base Rate	87.33
Bldg. Value New	348,709
Year Built	1905
Eff. Year Built	
Nrml Physcl Dep	15
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	85
Deprec. Bldg Value	296,400

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL3	FIREPLACE 2 ST	B	1	3,500.00	1905	1	85	2,300
FGR1	GARAGE-AVE	L	280	16.00	1985	0	45	2,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,441	1,441	1,441	87.33	125,843
FHS	Half Story, Finished	793	1,441	793	48.06	69,253
FOP	Porch, Open, Finished	0	596	119	17.44	10,392
FUS	Upper Story, Finished	1,347	1,497	1,347	78.58	117,634
UBM	Basement, Unfinished	0	1,465	293	17.47	25,588

Property Location: 242 LINCOLN AVE **MAP ID:** 11C/ / 63/ /
Vision ID: 851 **Other ID:** 11C000063 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 03/26/2003 09:59

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
TREYZ, FREDERICK & SHELLEY		2 Public Wate		
		3 Public Sewe		
242 LINCOLN AVE				
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID: 11C-63

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	110,000	110,000
RESIDNTL	1010	324,200	324,200
RESIDNTL	1010	2,000	2,000
	Total	436,200	436,200

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
TREYZ, FREDERICK & SHELLEY	5711/ 224	06/15/1999	Q	I	420,000	00
NOVAKOV-LAWLOR, BONNIE & LARRY	3971/ 315	06/12/1992	Q	I	252,500	00
GREENE, MARY JANE	2167/ 295	06/15/1980			0	
GREENE, THEODORE P & MARY JANE	1265/ 482	01/01/1958			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2003	1010	110,000	2002	1010	95,600	2001	1010	95,600
2003	1010	324,200	2002	1010	298,700	2001	1010	271,800
2003	1010	2,000	2002	1010	2,000	2001	1010	2,000
	Total:	436,200		*Total:*	396,300		*Total:*	369,400

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)	321,800
Appraised XF (B) Value (Bldg)	2,400
Appraised OB (L) Value (Bldg)	2,000
Appraised Land Value (Bldg)	110,000
Special Land Value	
Total Appraised Card Value	436,200
Total Appraised Parcel Value	436,200
Valuation Method:	Cost/Market Valuation
Exemptions	0
Net Total Appraised Parcel Value	436,200

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD99-657	4/27/1999	RE	Remodel	100		0		WOODSTOVE
PLM96-184	1/17/1996	PL	Plumbing	0		0		RENOVATIO
ELE96-558	1/10/1996	AD	Addition	0		0		BATHROOM
bld96-322	12/20/1995	RE	Remodel	5,500		0		New Bath
93B-146	9/10/1992			900		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
6/5/2000	DB	45	Sales Reinspection
4/24/1996	EB		
4/29/1993	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		130		12,000.00	SF	6.00	1.50	8	1.00	CE	1.00		9.00	108,000
1	1010	SINGLE FAM	RG11				18,490.00	SF	0.07	1.50	0	1.00	CE	1.00		0.11	2,000
			Total Card Land Units				30,490.00	SF	*Parcel Total Land Area:*			30,490 SF				*Total Land Value*	110,000

Property Location: 242 LINCOLN AVE
Vision ID: 851

MAP ID: 11C/ / 63/ /
Other ID: 11C000063

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	11		Clapboard
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bedrooms	05		5 Bedrooms
Bathrooms	3.5		3 1/2 Bathrms
Total Rooms	12		12 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			

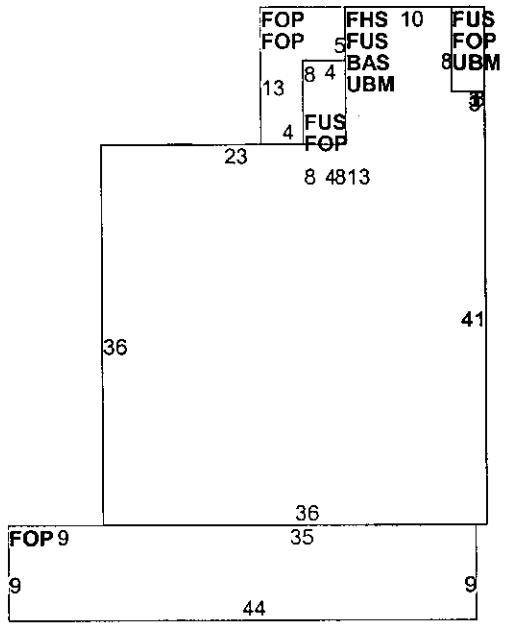
COST/MARKET VALUATION

Unadj. Base Rate	75.00
Size Adj. Factor	0.84284
Grade (Q) Index	1.70
Adj. Base Rate	107.46
Bldg. Value New	429,088
Year Built	1905
Eff. Year Built	(GD)
Nrml Physcl Dep	25
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	75
Deprec. Bldg Value	321,800

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	4,000.00	1977	1	85	2,400
FGR1	GARAGE-AVE	L	280	16.00	1985	0	45	2,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,441	1,441	1,441	107.46	154,850
FHS	Half Story, Finished	793	1,441	793	59.14	85,216
FOP	Porch, Open, Finished	0	596	119	21.46	12,788
FUS	Upper Story, Finished	1,347	1,497	1,347	96.69	144,749
UBM	Basement, Unfinished	0	1,465	293	21.49	31,486
Ttl. Gross Liv/Lease Area		3,581	6,440	3,993	Bldg Val:	429,088

MAP 11-C LOT 63 **PROPERTY ASSESSMENT RECORD – TOWN OF AMHERST, MASSACHUSETTS** S CARD NO.

242 Lincoln Avenue

0.72 A ~~31308~~ 30490

LAND AREA -115-rds- -0.72-

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
Novakov-Lawlor, Bonnie & Novakov-Lawlor, Larry	252,500	6/12/92	3971	315
Greene, Mary Jane	none	6/25/80	2167	295
Greene, Theodore P. & Mary Jane	23.10	1958	1265	482

ASSESSMENT RECORD

	1963	1964	19 66	19 70	19 75	19 80	19 81	19 82	19 84	19 85
DWELLING	6700									
GARAGE	200									
3/24/77.										
		✓	✓✓✓	✓✓✓	✓					
TOTAL VALUE BUILDINGS	6900	20010	21080	38230	69800	76300	86700	96 100	108,500	120900
TOTAL VALUE LAND	1600	4380	4380	10010	13400	13400	21700	21 700	26,000	26000
TOTAL VALUE LAND & BUILDINGS	8500	24390	25460	48240	83200	89700	108 400	117 800	134,500	146900

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	
HIGH		SEWER	

MEMORANDA

Permit 2600

	19 86	19 87	19 88
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS	133400	219400	219400
TOTAL VALUE LAND	32700	63700	73200
TOTAL VALUE LAND & BUILDINGS	166100	283100	292600

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

BUILDING PERMIT RECORD

	EST. COST	PERMIT NO.	DATE

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
129	236	35-	112%	40-	5160
EFF'Y Topo -15% x 5160					- 780
C.I.					
TOTAL VALUE LAND					4380
TOTAL VALUE BUILDINGS					20010
TOTAL VALUE LAND & BUILDINGS					24390

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	
12.000		68			8160
18.200		68			1850
C.I.					
TOTAL VALUE LAND					10010
TOTAL VALUE BUILDINGS					38230
TOTAL VALUE LAND & BUILDINGS					48240

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 8'	✓

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 2×8-16" OC	✓
TIMBER, BEAMS & COLS	
STEEL BEAMS & COLS	✓
WOOD RAFTERS	✓

NO. OF ROOMS

BSMT.		2ND	5
1ST	4	3RD	3

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 10 D.C.'s	✓
FIREPLACE 1 Flu	✓
MODERN KITCHEN 1959	

HEATING

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

PLUMBING

BATHROOM 2	✓
TOILET ROOM	✓
WATER CLOSET	
LAVATORY	
KITCHEN SINK	✓
STD. WATER HEATER	
AUTO. WATER HEATER Hilton	
NO PLUMBING	
MODERN FIXTURES	
TILE BATH FLR. & WSCT.	
TILE TOILET FLR. & WSCT.	

LIGHTING

NO LIGHTING	

NOTES – SPECIAL EQUIPMENT

Finished [illegible] (R46)
Metal 12' [illegible]
Furnace
1/2 Roof [illegible] Wall

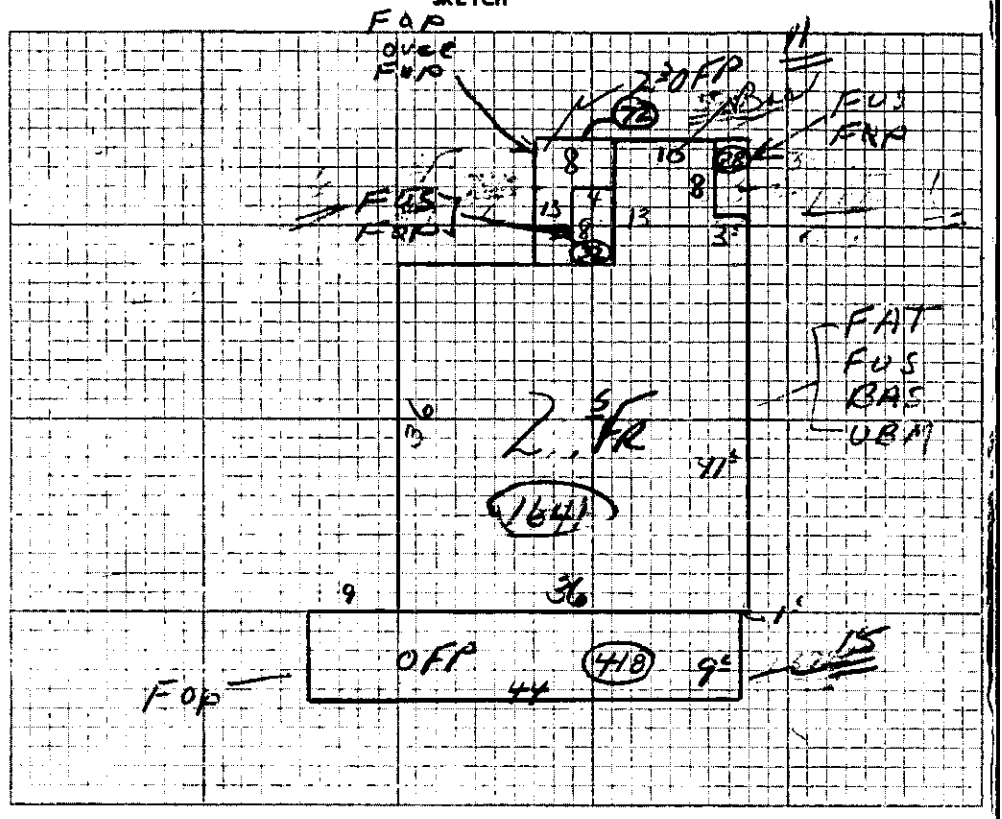
DESIGN

RANCH TYPE	
SPLIT LEVEL	
CONVENTIONAL	✓
DESIGN FACTOR	%
GRADE FACTOR	40 %

COMPUTATIONS

	UNIT	AMOUNT
	1641 S.F.	30990
ADD. & PCHS.		+3800
WALL HT.		
BSMT. AREA		
FINISH		
ATTIC		+3770
HEATING		
PLUMBING		+1000
O. F.		
TOTAL		39560
FACTOR		x 1.35
REPL. VALUE		53410

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	A+10	1905		G	53410	30		2	37390
GARAGE	1 FR. 14'X20' - 280#	B			G	1400	40		--	840
COMMERCIAL										

DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED	TOTAL VALUE BUILDINGS	38230
1-7-64	LJ	LJ	[illegible]	PP	9a	[illegible]		

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

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
174	NOVAKOV-LAWLOR, BONNIE NOVAKOV-LAWLOR, LARRY	11C-000-063	242 LINCOLN AVE	01/20/94	1 OF 1

ACCOUNT	TAX OWNER	ACRES: .70		CITY:	LAST APPRAISED
174	NOVAKOV-LAWLOR, BONNIE NOVAKOV-LAWLOR, LARRY	LOTS: 0 DEED BP: 3971/315	EXEMPT: N	NBRHD: CE PLAT BP:	BY ERB ON 04/29/93

SALE INFORMATION: DATE: 06/12/92 PRICE 252500

VALUE SUMMARY

	LAND MKT	LAND USE	BUILDING	OUTBLDG	TOTAL MKT	TOTAL USE
MULTIPLE USE	$0	$0	$0	$0	$0	$0
RESIDENTIAL	$80,900	$80,900	$184,300	$2,000	$267,200	$267,200
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 ***	$80,900	$80,900	$184,300	$2,000	$267,200	$267,200

GENERAL REMARKS: DRY WALL REPLACEMENT AND REPAIR-CEILINGS 7/93

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		18490.00	SF	0.78	100	115	115	0.90	14,600	
3	101	LAND 1 FAMILY	RG12	30.00	30.00	FF	104.00	100	115	115	119.60	3,200	

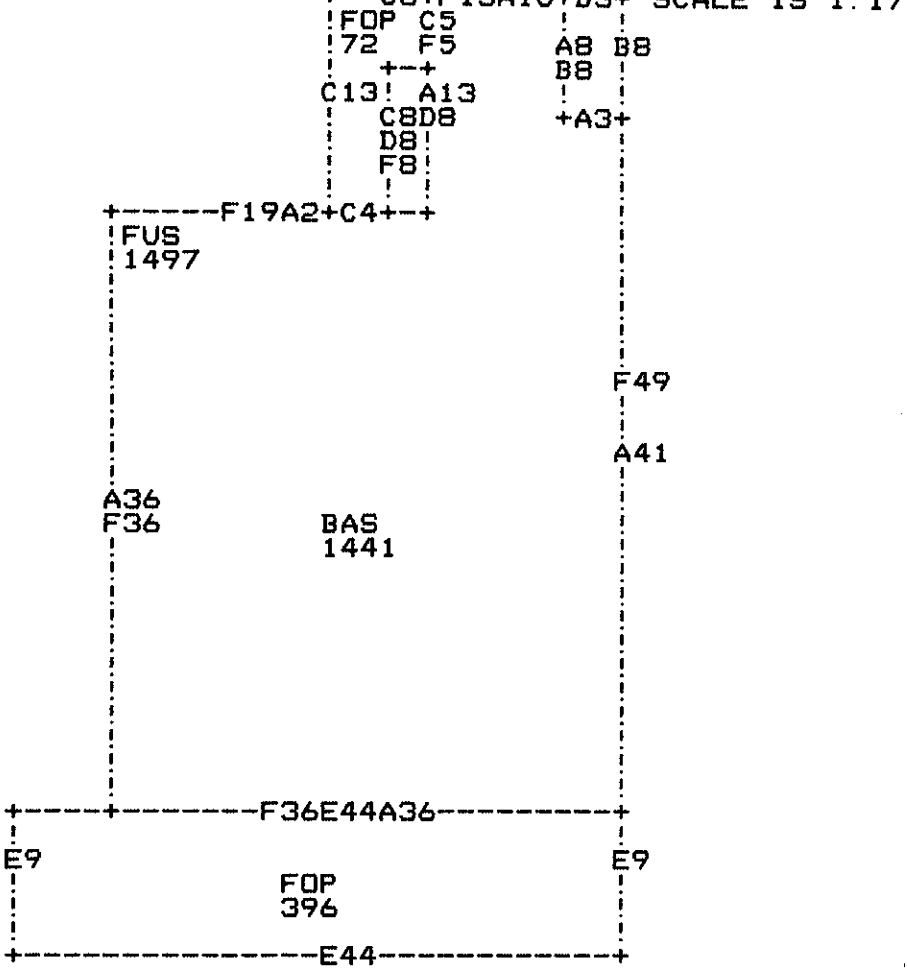
OUTBUILDINGS & EXTRA FEATURES

NO	TYPE	DESCRIPTION	AREA	U PRICE	RCN	PHYS	VALUE
2	101	GARAGE	280	0.12	3360	40	2000

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	11C/000/063 CARD
174	NOVAKOV-LAWLOR, BONNIE NOVAKOV-LAWLOR, LARRY	11C-000-063	242 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	245,746	184,300

SCALE IS 1:17



CONSTRUCTION DETAIL

COMPONENT	TYPE
FOUNDATION	BRICK
SUB FLOOR	
EXTERIOR WALL	CLAPBOARD
INTERIOR WALL	PLASTER
ROOF STRUCTURE	HIP/GABLE
ROOF COVER	SLATE
HEATING FUEL/TYPE	OIL STEAM
STRUCTURAL FRAME	WOOD
FLOOR COVER 1	HARDWOOD
FLOOR COVER 2	
CEILING/INSUL	

	BAS	FUS	OTHER
BEDROOMS	8	0	0
FULL BATHS	2	0	0
HALF BATHS	1	0	0
EXTRA FIXTURES	0	0	0

YEAR BUILT	1905
NUMBER STORIES	2.0
PERIMETER MULT	106
QUALITY	AVERAGE
SHAPE/DESIGN	140
WALL HEIGHT	8.0
EFFECT BASE RATE	64.52

SEC	TYPE	GROSS	PCT	EFFECT	RPL COST
A	BAS	1441	100	1441	92,976
B	FOP	24	20	5	323
C	FOP	72	20	14	903
D	FOP	32	20	6	387
E	FOP	396	20	79	5,097
F	FUS	1497	90	1347	86,911
G	FAT	1641	35	574	37,036
H	UBM	1641	20	328	21,163
SUBTL		6744		3794	244,796
FIREPLACE		1 FLUES,	1 OPENS		950
GRAND TOTAL					245,746

BUILDING DIMENSIONS -
DL3/DU8/DL10/DD13/DL23/DD36/DR36/DU41/
DL3/DU8/DR3/DD8/
ML3/MU8/ML10/DL8/DD13/DR4/DU8/DR4/DU5/
ML3/MU8/ML10/MD5/DL4/DD8/DR4/DU8/
MD41/DL44/DD9/DR44/DU9/
MU8/DL13/DD5/DL4/DD8/DL19/DD36/DR36/DU49/

Property Location: 242 LINCOLN AVE | MAP ID: 11C/ / 63/ / | Bldg Name: | State Use: 1010

Vision ID: 851 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/13/2006 11:19

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
TREYZ, FREDERICK & SHELLEY		2 Public Water		
242 LINCOLN AVE		3 Public Sewer		
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	11C000063	Precinct	
Calc Frontag	130.2	Units	
Owner Occupi			
APR PARCELS			
GIS ID: 11C-63		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	437,600	437,600
RES LAND	1010	179,200	179,200
RESIDNTL	1010	2,800	2,800
	Total	619,600	619,600

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
TREYZ, FREDERICK & SHELLEY	5711/ 224	06/15/1999	Q	I	420,000	00
NOVAKOV-LAWLOR, BONNIE & LARRY	3971/ 315	06/12/1992	Q	I	252,500	00
GREENE, MARY JANE	2167/ 295	06/15/1980			0	
GREENE, THEODORE P & MARY JANE	1265/ 482	01/01/1958			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2007	1010	437,600	2006	1010	437,600	2005	1010	417,000
2007	1010	179,200	2006	1010	179,200	2005	1010	135,700
2007	1010	2,800	2006	1010	2,800	2005	1010	2,500
	Total:	619,600		Total:	619,600		Total:	555,200

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)	434,600
Appraised XF (B) Value (Bldg)	3,000
Appraised OB (L) Value (Bldg)	2,800
Appraised Land Value (Bldg)	179,200
Special Land Value	0
Total Appraised Parcel Value	619,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	619,600

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
BLD04-591	04/20/2004	RE	Remodel	12,900		0		REPL SHINGLES
BLD03-618	05/08/2003	RE	Remodel	14,380		0		REROOF
GAS03-193	04/03/2003	PL	Plumbing	0		0		RANGE
BLD99-657	04/27/1999	RE	Remodel	100		0		WOODSTOVE
PLM96-184	01/17/1996	PL	Plumbing	0		0		RENOVATIO
ELE96-558	01/10/1996	AD	Addition	0		0		BATHROOM
bld96-322	12/20/1995	RE	Remodel	5,500		0		New Bath

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/18/2005			RD	15	DRIVE BY FIELD REVI
6/5/2000			DB	45	Sales Reinspection (
4/24/1996			EB		
4/29/1993			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		130		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				18,490	SF	0.07	1.00	0	1.0000	1.00	CE	1.15			0.08	1,500

Total Card Land Units: 0.70 AC | Parcel Total Land Area: 0.7 AC | Total Land Value: 179,200

Property Location: 242 LINCOLN AVE **MAP ID:** 11C/ / 63/ / **Bldg Name:** **State Use:** 1010

Vision ID: 851 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/13/2006 11:19

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	63		Georgian Colon
Model	01		Residential
Grade	36		Grade = 180%
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	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	06		Steam
AC Type	01		None
Total Bedrooms	05		5 Bedrooms
Total Bthrms	3		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	12		12 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

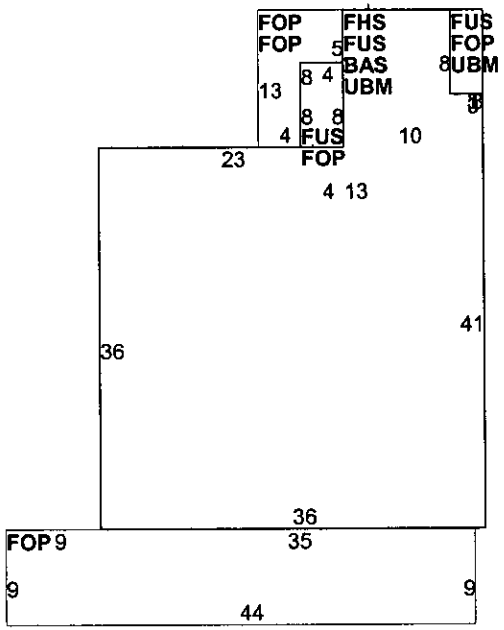
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	145.13
Section. RCN:	579,520
Net Other Adj:	0.00
Replace Cost	579,520
AYB	1905
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	25
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	75
Apprais Val	434,600
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



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

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR1	GARAGE-AVE			L	280	20.00	1985		0		50	2,800
FPL3	FIREPLACE 2			B	1	4,000.00	1980		1		100	3,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,441	1,441	1,441	145.13	209,138
FHS	Half Story, Finished	793	1,441	793	79.87	115,091
FOP	Porch, Open, Finished	0	596	119	28.98	17,271
FUS	Upper Story, Finished	1,347	1,497	1,347	130.59	195,495
UBM	Basement, Unfinished	0	1,465	293	29.03	42,524
	Ttl. Gross Liv/Lease Area:	3,581	6,440	3,993		579,520

PROP. LOC.: 242 LINCOLN AVE MAP I.D.: 11C/ / 63/ /

Other i.d.: 11C000063 Bldg. 1 Card 1 of 1 Print Date: 01/11/99

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
NOVAKOV-LAWLOR, BONNIE & LARRY 242 LINCOLN AVE AMHERST, MA 01002		2 Public W 3 Public S		

SUPPLEMENTAL DATA

Account No.:

PHOTO

PRECINCT

601

AMHERST, MA

MMC

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	73,300	73,300
RESIDNTL	1010	198,400	198,400
RESIDNTL	1010	2,000	2,000
Total		273,700	273,700

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	MO/DY/YR	qu	vi	SALE PRICE	V.C.
NOVAKOV-LAWLOR, BONNIE & LARRY	3971/315	06/12/92	Q	I	252,500	00
GREENE, MARY JANE	2167/295	06/15/80			0	
GREENE, THEODORE P & MARY JANE	1265/482	01/01/58			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1010	73,300	98	1010	73,300	97	1010	88,300
99	1010	198,400	98	1010	198,400	97	1010	198,400
99	1010	2,000	98	1010	2,000	97	1010	2,000
	Total	273,700		Total	273,700		Total	288,700

EXEMPTIONS

Year	Type/Description	Code	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

COMPARABLE

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

THIS SIGNATURE ACKNOWLEDGES A VISIT BY A DATA COLLECTOR OR ASSESSOR

X

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	195,100
Appraised X.F.(B) Value (Bldg)	3,300
Appraised O.B.(L) Value (Bldg)	2,000
Appraised Land Value (Bldg)	73,300
Special Land Value	0
Total Appraised Card Value	273,700
Total Appraised Parcel Value	273,700
Exemption(s)	
Net Total Appraised Parcel Value	273,700

BUILDING PERMIT RECORD

Permit I.D.#	Issue Date	Type	Description	Amount	Insp. Date	%Cmp	Date Cmp	Comments
PLM96-184	011796	PL	Plumbing			0		RENOVATION
ELE96-558	011096	AD	Addition			0		BATHROOM
bld96-322	122095	RE	Remodel	5,500		0		New Bath
93B-146	091092			900		0		

VISIT/CHANGE HISTORY

Date	I.D.	Cd	Purpose/Result
04/24/96	EB		
04/29/93	EB		

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				18,490.00	SF	0.07	1.30	0	1.00	CE	.88		0.08	1,500
1	1010	SINGLE FAM	RG12		30		30.00	FF	18.00	1.30	0	1.00	CE	.88		20.52	600
		Total Land Units					30,490.00	SF								Total	73,300

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	06		Conventional
Model	01		Residential
Grade	28		Grade = 140%
Stories	2		2 Stories
Occupancy	00		
Exter. Wall 1	11		Clapboard
2			
Roof Structure	03		Gable/Hip
Roof Cover	11		Slate
Inter. Wall 1	03		Plaster/SkimC
2			
Inter. Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Type	06		Steam
Air/Cn Type	01		None
Bedrooms	08		8 Bedrooms
Bathrooms	3.5		3 1/2 Bathrms
Total Rooms	12		12 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			

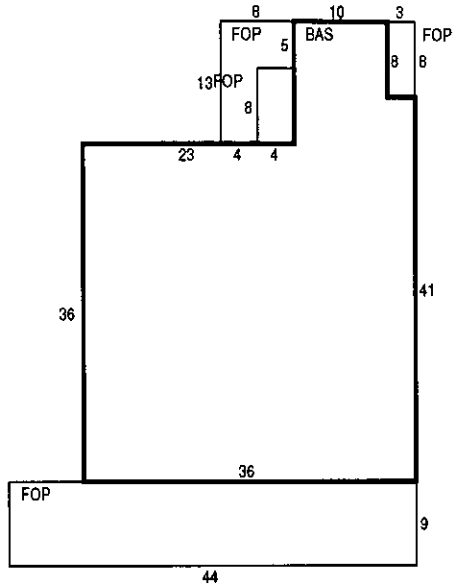
COST/MARKET VALUATION

Unadj Base Rate	50.00	
Size Adj Factor	0.8345	
Grade(Q) Index	1.54	
Adj Base Rate	64.25	
Bldg Value New		243,829
Year Built	1905	
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		195,100

NOTES

DRY WALL REPLACEMENT AND
REPAIR-CEILINGS 7/93
MODIFIED TWO CLOSETS
INTO ADDITIONAL BATH FY97

SKETCH



BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,441	1,441	64.25	92,584
FAT	Attic, Finished	1,641	574	22.47	36,880
FOP	Porch, Open, Finis	524	105	12.87	6,746
FUS	Upper Story, Finis	1,497	1,347	57.81	86,545
UBM	Basement, Unfinish	1,641	328	12.84	21,074
Ttl. Gross Liv/Lease Area			3,795	Bldg Value	243,829

OB-OUTBUILDINGS & YARD ITEMS (L)

Code	Description	L	Units	Unit Price	Yr	Dp Rt	%Cnd	Apr. Value
FGR1	GARAGE-AVE	L	280	16.00	85	0.00	45	2,000
				Total OB Value				2,000

INCOME SECTION

XF-BUILDING EXTRA FEATURES (B)

Code	Description	B	Units	Unit Price	Yr	Dp Rt	%Cnd	Appr. Value
FPL3	FIREPLACE 2 ST	B	1	3,500.00	91	1.00	100	3,300
				Total XF Value				3,300

(Sketch) Traverse Code

PTR[L3,U8,L10,D5],FOP[L4,D8,R4,U8],PTR[R3,D8,R10,U5],UBM[1641],FUS[1497],FOP[L3,U8,R3,D8],BAS[L3,U8,L10,D13,L23,D36,R36,U41],PTR[D41],FOP[L44,D9,R44,U9],PTR[U41],PTR[L3,U8,L10],FOP[L8,D13,R4,U8,R4,U5],PTR[R3,D8,R10],FAT[1641]