Property Location: 253 LINCOLN AVE | **MAP ID:** 11C/ / 86/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 7150 | **Account #** 1477 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 01/17/2006 09:47

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MAGER, GERALD M & SARAH S		2 Public Water		
253 LINCOLN AVE		3 Public Sewer		
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	11C000086	Precinct	
Calc Frontag	90.4	School	
Owner Occupi			
GIS ID: 11C-86		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	336,300	336,300
RES LAND	1010	193,300	193,300
Total		529,600	529,600

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MAGER, GERALD M & SARAH S	2293/ 144	08/06/1982	Q		86,000	
RENAUD, PHILLIBER F & THEODORA	1009/ 309				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2006	1010	336,300	2005	1010	313,500	2004	1010	231,900
2006	1010	193,300	2005	1010	141,600	2004	1010	114,000
	Total:	529,600		Total:	455,100		Total:	345,900

EXEMPTIONS

Year	Type	Description	Amount
2006	ER	OWNER OCCUPIED	0
		Total:	0

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	330,300
Appraised XF (B) Value (Bldg)	6,000
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	193,300
Special Land Value	0
Total Appraised Parcel Value	529,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**529,600**

ASSESSING NEIGHBORHOOD

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

NOTES

ENCLOSE PORCH TO LA 7/93
EXPAND/REMODEL KIT-CORIAN
COUNTERS-NEW ROOFING FY97

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD05-805	06/06/2005	AD	Addition	11,000		0		ADD BTH OVER GAR
PLM98-17	07/15/1997	PL	Plumbing	0		0		BACKFLOW
gas96-066	10/11/1995			0		0		cook top
Plm96-49	08/22/1995	PL	Plumbing	0		0		Kitchen S
ele96-149	08/08/1995		kit add/alt	0		0		
BLD96-1	07/05/1995	AD	Addition	8,500		0		ADDITION
93B-431	06/15/1992			1,800		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/18/2005			RD	15	DRIVE BY FIELD REVI
1/25/2005			DB	43	Abatement chg Reinspec
8/28/2000			DB	10	Refusal Letter Request no
6/25/1996			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				12,000	SF	8.88	1.45	8	1.0000	1.00	CP	1.25			16.10	193,200
1	1010	SINGLE FAM MDL-01	RG11				1,613	SF	0.07	1.00	0	1.0000	1.00	CP	1.25			0.09	100

Total Card Land Units: 13,613 SF | Parcel Total Land Area: 13,613 SF | Total Land Value: 193,300

Property Location: 253 LINCOLN AVE **MAP ID:** 11C/ / 86/ / **Bldg Name:** **State Use:** 1010
Vision ID: 7150 **Account #** 1477 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 01/17/2006 09:47

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	52		Antique Coloni
Model	01		Residential
Grade	30		Grade = 150%
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	14		Wood Shingle
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	2		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

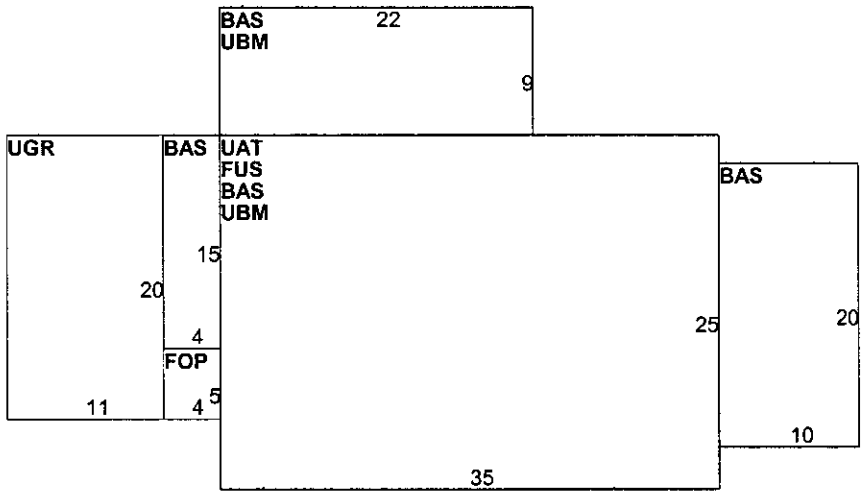
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	176.57
Section. RCN:	440,353
Net Other Adj:	0.00
Replace Cost	440,353
AYB	1935
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	330,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



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

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL3	FIREPLACE 2			B	2	4,000.00	1980		1		100	6,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value
BAS	First Floor	1,333	1,333	1,333	176.57	235,361
FOP	Porch, Open, Finished	0	20	4	35.31	706
FUS	Upper Story, Finished	788	875	788	159.01	139,133
UAT	Attic, Unfinished	0	875	88	17.76	15,538
UBM	Basement, Unfinished	0	1,073	215	35.38	37,961
UGR	Garage, Unfinished	0	220	66	52.97	11,653
	Ttl. Gross Liv/Lease Area:	2,121	4,396	2,494		440,353

Property Location: 253 LINCOLN AVE **MAP ID:** 11C/ / 86/ /
Vision ID: 7150 **Other ID:** 11C000086 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12:46

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MAGER, GERALD M & SARAH S		2 Public Wate		
253 LINCOLN AVE		3 Public Sewe		
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # 1477 PRECINCT

Owner Occupi

PHOTO

GIS ID: 11C-86

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	114,000	114,000
RESIDNTL	1010	231,900	231,900
	Total	345,900	345,900

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MAGER, GERALD M & SARAH S	2293/ 144	08/06/1982	Q		86,000	
RENAUD, PHILLIBER F & THEODORA	1009/ 309				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2004	1010	114,000	2003	1010	108,200	2002	1010	93,800
2004	1010	231,900	2003	1010	231,900	2002	1010	193,600
	Total:	345,900		Total:	340,100		Total:	287,400

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

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APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	228,500
Appraised XF (B) Value (Bldg)	3,400
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	114,000
Special Land Value	
Total Appraised Card Value	345,900
Total Appraised Parcel Value	345,900
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	**345,900**

NOTES

ENCLOSE PORCH TO LA 7/93
EXPAND/REMODEL KIT-CORIAN
COUNTERS-NEW ROOFING FY97

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
PLM98-17	7/15/1997	PL	Plumbing	0		0		BACKFLOW
gas96-066	10/11/1995			0		0		cook top
Plm96-49	8/22/1995	PL	Plumbing	0		0		Kitchen S
ele96-149	8/8/1995		kit add/alt	0		0		
BLD96-1	7/5/1995	AD	Addition	8,500		0		ADDITION
93B-431	6/15/1992			1,800		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
8/28/2000	DB	10	Letter Request Letter Se
6/25/1996	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				12,000.00	SF	6.00	1.50	8	1.00	CP	1.05		9.48	113,800
1	1010	SINGLE FAM	RG11				1,613.00	SF	0.07	1.50	0	1.00	CP	1.05		0.11	200
						Total Card Land Units	0.31	AC	Parcel Total Land Area:			0.31 AC				Total Land Value	114,000

Property Location: 253 LINCOLN AVE **MAP ID:** 11C/ / 86/ /
Vision ID: 7150 **Other ID:** 11C000086 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/02/2003 12

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	52		Antique Coloni
Model	01		Residential
Grade	34		Grade = 170%
Stories	2		2 Stories
Occupancy	00		
Exterior Wall 1	14		Wood Shingle
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	05		Hot Water
AC Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	6		6 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

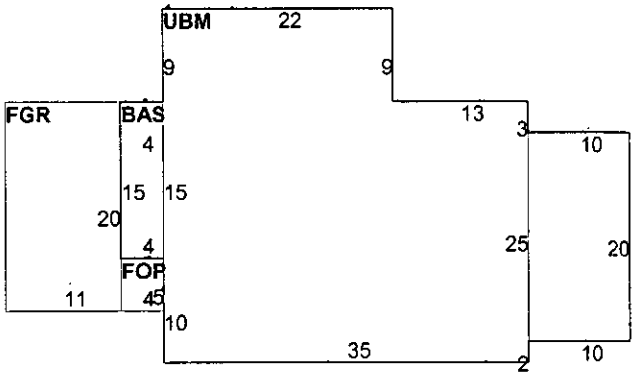
COST/MARKET VALUATION

Unadj. Base Rate	70.00
Size Adj. Factor	0.96570
Grade (Q) Index	1.65
Adj. Base Rate	111.54
Bldg. Value New	272,046
Year Built	1935
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	228,500

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	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	1,333	1,333	1,333	111.54	148,683
FGR	Garage, Finished	0	220	99	50.19	11,042
FOP	Porch, Open, Finished	0	20	4	22.31	446
FUS	Upper Story, Finished	788	875	788	100.45	87,894
UBM	Basement, Unfinished	0	1,073	215	22.35	23,981
Ttl. Gross Liv/Lease Area		2,121	3,521	2,439	Bldg Val:	272,046

Property Location: 253 LINCOLN AVE
Vision ID: 7150

MAP ID: 11C/ / 86/ /
Other ID: 11C000086

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 12/30/2004 12:00

CURRENT OWNER

MAGER, GERALD M & SARAH S

253 LINCOLN AVE
AMHERST, MA 01002

TOPO. / UTILITIES / STRT./ROAD / LOCATION

2	Public Wate		
3	Public Sewe		

SUPPLEMENTAL DATA

Account #
Precinct
School
Owner Occupi

GIS ID: 11C-86

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	141,600	141,600
RESIDNTL	1010	313,500	313,500
Total		455,100	455,100

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MAGER, GERALD M & SARAH S	2293/ 144	08/06/1982	Q		86,000	
RENAUD, PHILLIBER F & THEODORA	1009/ 309				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2005	1010	141,600	2004	1010	114,000	2003	1010	108,200
2005	1010	313,500	2004	1010	231,900	2003	1010	231,900
	Total:	455,100		Total:	345,900		Total:	340,100

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)	310,100
Appraised XF (B) Value (Bldg)	3,400
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	141,600
Special Land Value	
Total Appraised Card Value	455,100
Total Appraised Parcel Value	455,100
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	455,100

NOTES

ENCLOSE PORCH TO LA 7/93
EXPAND/REMODEL KIT-CORIAN
COUNTERS-NEW ROOFING FY97

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
PLM98-17	7/15/1997	PL	Plumbing	0		0		BACKFLOW
gas96-066	10/11/1995			0		0		cook top
Plm96-49	8/22/1995	PL	Plumbing	0		0		Kitchen S
ele96-149	8/8/1995		kit add/alt	0		0		
BLD96-1	7/5/1995	AD	Addition	8,500		0		ADDITION
93B-431	6/15/1992			1,800		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
8/28/2000	DB	10	Letter Request Letter Se
6/25/1996	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				12,000.00	SF	7.37	1.45	8	1.00	CP	1.10		11.79	141,500
1	1010	SINGLE FAM	RG11				1,613.00	SF	0.07	1.00	0	1.00	CP	1.10		0.08	100
						Total Card Land Units	13,613.00	SF	Parcel Total Land Area:			13,613 SF				Total Land Value	141,600

Property Location: 253 LINCOLN AVE **MAP ID:** 11C/ / 86/ /
Vision ID: 7150 **Other ID:** 11C000086 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/30/2004 12

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	52		Antique Coloni
Model	01		Residential
Grade	34		Grade = 170%
Stories	2		2 Stories
Occupancy	00		
Exterior Wall 1	14		Wood Shingle
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	05		Hot Water
AC Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	6		6 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

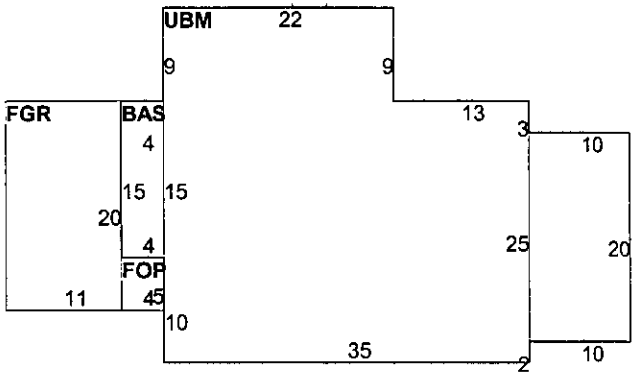
CONDO/MOBILE HOME DATA

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

COST/MARKET VALUATION

Unadj. Base Rate	95.00
Size Adj. Factor	0.96570
Grade (Q) Index	1.65
Adj. Base Rate	151.37
Bldg. Value New	369,191
Year Built	1935
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	310,100

SKETCH



MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL3	FIREPLACE 2 ST	B	1	4,000.00	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	1,333	1,333	1,333	151.37	201,776
FGR	Garage, Finished	0	220	99	68.12	14,986
FOP	Porch, Open, Finished	0	20	4	30.27	605
FUS	Upper Story, Finished	788	875	788	136.32	119,280
UBM	Basement, Unfinished	0	1,073	215	30.33	32,545
Ttl. Gross Liv/Lease Area		2,121	3,521	2,439	Bldg Val:	369,191

Property Location: 253 LINCOLN AVE **MAP ID:** 11C/ / 86/ /
Vision ID: 7150 **Other ID:** 11C000086 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 12/01/2000

CURRENT OWNER

MAGER, GERALD M & SARAH S

253 LINCOLN AVE
AMHERST, MA 01002

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

SUPPLEMENTAL DATA

Account # PRECINCT

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	93,800	93,800
RESIDNTL	1010	176,300	176,300
Total		270,100	270,100

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MAGER, GERALD M & SARAH S	2293/ 144	08/06/1982	Q		86,000	
RENAUD, PHILLIBER F & THEODORA	1009/ 309				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2001	1010	93,800	2000	1010	93,800	1999	1010	73,100
2001	1010	176,300	2000	1010	140,000	1999	1010	125,100
	Total:	270,100		Total:	233,800		Total:	198,200

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

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	173,500
Appraised XF (B) Value (Bldg)	2,800
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	93,800
Special Land Value	
Total Appraised Card Value	270,100
Total Appraised Parcel Value	270,100
Valuation Method:	Cost/Market Valuation
Net Total Appraised Parcel Value	270,100

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
PLM98-17	7/15/97	PL	Plumbing	0		0		BACKFLOW
gas96-066	10/11/95			0		0		cook top
Plm96-49	8/22/95	PL	Plumbing	0		0		Kitchen S
ele96-149	8/8/95		kit add/alt	0		0		
BLD96-1	7/5/95	AD	Addition	8,500		0		ADDITION
93B-431	6/15/92			1,800		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
8/28/00	DB	10	Letter Request Letter Se
6/25/96	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				12,000.00	SF	5.20	1.50	0	1.00	CP	1.00		7.80	93,600
1	1010	SINGLE FAM	RG11				1,613.00	SF	0.07	1.50	0	1.00	CP	1.00		0.11	200
						Total Card Land Units	13,613.00	SF	Parcel Total Land Area:			13,613 SF				Total Land Value	93,800

Property Location: 253 LINCOLN AVE
Vision ID: 7150

MAP ID: 11C/ / 86/ /
Other ID: 11C000086

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	14		Wood Shingle
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	05		Hot Water
AC Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	6		6 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

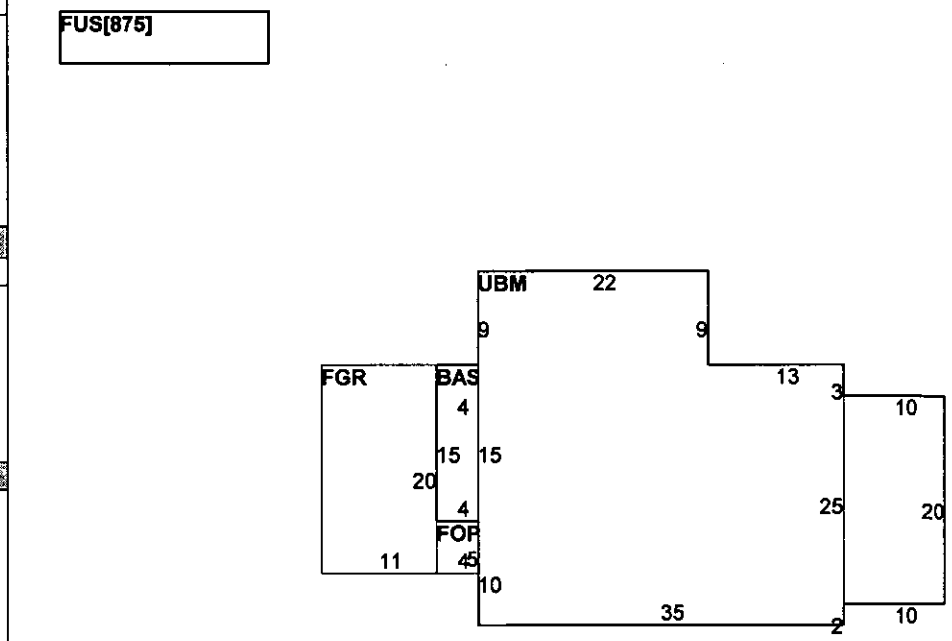
COST/MARKET VALUATION

Unadj. Base Rate	65.00
Size Adj. Factor	0.93700
Grade (Q) Index	1.46
Adj. Base Rate	88.92
Bldg. Value New	216,876
Year Built	1935
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	173,500

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	1971	1	100	2,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,333	1,333	1,333	88.92	118,530
FGR	Garage, Finished	0	220	99	40.01	8,803
FOP	Porch, Open, Finished	0	20	4	17.78	356
FUS	Upper Story, Finished	788	875	788	80.08	70,069
UBM	Basement, Unfinished	0	1,073	215	17.82	19,118
Ttl. Gross Liv/Lease Area		2,121	3,521	2,439	Bldg Val:	216,876

Property Location: 253 LINCOLN AVE **MAP ID:** 11C/ / 86/ /
Vision ID: 7150 **Other ID:** 11C000086 **Bldg #:** 1 **Card** 1 **of** 1 **Print Date:** 01/03/2002 08:14

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MAGER, GERALD M & SARAH S		2 Public Wate		
253 LINCOLN AVE		3 Public Sewe		
AMHERST, MA 01002				

SUPPLEMENTAL DATA

Account # PRECINCT

Owner Occupi

PHOTO

GIS ID:

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	93,800	93,800
RESIDNTL	1010	193,600	193,600
	Total	287,400	287,400

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MAGER, GERALD M & SARAH S	2293/ 144	08/06/1982	Q		86,000	
RENAUD, PHILLIBER F & THEODORA	1009/ 309				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2002	1010	93,800	2001	1010	93,800	2000	1010	93,8
2002	1010	193,600	2001	1010	176,300	2000	1010	140,0
	Total:	287,400		Total:	270,100		Total:	233,8

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assesso

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	190,8
Appraised XF (B) Value (Bldg)	2,8
Appraised OB (L) Value (Bldg)	
Appraised Land Value (Bldg)	93,8
Special Land Value	
Total Appraised Card Value	287,4
Total Appraised Parcel Value	287,4
Valuation Method:	Cost/Market Valuat
Exemptions	
Net Total Appraised Parcel Value	287,4

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
PLM98-17	7/15/97	PL	Plumbing	0		0		BACKFLOW
gas96-066	10/11/95			0		0		cook top
Plm96-49	8/22/95	PL	Plumbing	0		0		Kitchen S
ele96-149	8/8/95		kit add/alt	0		0		
BLD96-1	7/5/95	AD	Addition	8,500		0		ADDITION
93B-431	6/15/92			1,800		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
8/28/00	DB	10	Letter Request Letter
6/25/96	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				12,000.00	SF	5.20	1.50	0	1.00	CP	1.00		7.80	93,6
1	1010	SINGLE FAM	RG11				1,613.00	SF	0.07	1.50	0	1.00	CP	1.00		0.11	2
						Total Card Land Units	0.31	AC	Parcel Total Land Area:			0.31 AC				Total Land Value	93,8

Property Location: 253 LINCOLN AVE **MAP ID:** 11C/ / 86/ /
Vision ID: 7150 **Other ID:** 11C000086 **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	14		Wood Shingle
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	05		Hot Water
AC Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	6		6 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

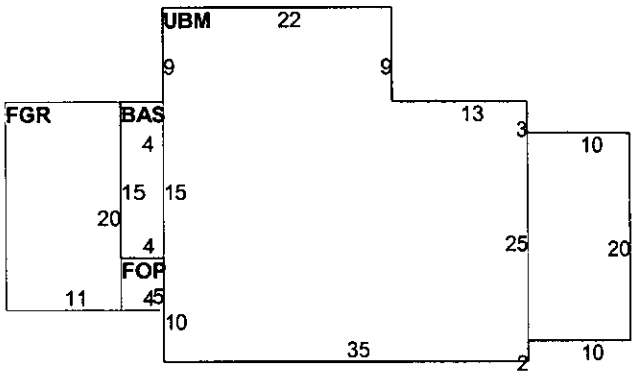
COST/MARKET VALUATION

Unadj. Base Rate	71.50
Size Adj. Factor	0.93700
Grade (Q) Index	1.46
Adj. Base Rate	97.81
Bldg. Value New	238,559
Year Built	1935
Eff. Year Built	
Nrml Physcl Dep	20
Funcnl Obslnc	0
Econ Obslnc	0
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	80
Deprec. Bldg Value	190,800

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM	100

SKETCH



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

Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPL3	FIREPLACE 2 ST	B	1	3,500.00	1971	1	100	2,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,333	1,333	1,333	97.81	130,381
FGR	Garage, Finished	0	220	99	44.01	9,683
FOP	Porch, Open, Finished	0	20	4	19.56	391
FUS	Upper Story, Finished	788	875	788	88.08	77,074
UBM	Basement, Unfinished	0	1,073	215	19.60	21,029

Property Location: 253 LINCOLN AVE
Vision ID: 7150

MAP ID: 11C/ / 86/ /
Other ID: 11C000086

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 03/26/2003 10:12

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MAGER, GERALD M & SARAH S 253 LINCOLN AVE AMHERST, MA 01002		2 Public Wate 3 Public Sewe		

SUPPLEMENTAL DATA

Account # 1477 PRECINCT

Owner Occupi

PHOTO

GIS ID: 11C-86

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1010	108,200	108,200
RESIDNTL	1010	231,900	231,900
	Total	340,100	340,100

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MAGER, GERALD M & SARAH S	2293/ 144	08/06/1982	Q		86,000	
RENAUD, PHILLIBER F & THEODORA	1009/ 309				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2003	1010	108,200	2002	1010	93,800	2001	1010	93,800
2003	1010	231,900	2002	1010	193,600	2001	1010	176,300
	Total:	340,100		Total:	287,400		Total:	270,100

EXEMPTIONS

Year	Type/Description	Amount
	Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	228,500
Appraised XF (B) Value (Bldg)	3,400
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	108,200
Special Land Value	
Total Appraised Card Value	340,100
Total Appraised Parcel Value	340,100
Valuation Method:	Cost/Market Valuation
Exemptions	0
Net Total Appraised Parcel Value	340,100

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
PLM98-17	7/15/1997	PL	Plumbing	0		0		BACKFLOW
gas96-066	10/11/1995			0		0		cook top
Plm96-49	8/22/1995	PL	Plumbing	0		0		Kitchen S
ele96-149	8/8/1995		kit add/alt	0		0		
BLD96-1	7/5/1995	AD	Addition	8,500		0		ADDITION
93B-431	6/15/1992			1,800		0		

VISIT/CHANGE HISTORY

Date	ID	Cd.	Purpose/Result
8/28/2000	DB	10	Letter Request Letter Se
6/25/1996	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				12,000.00	SF	6.00	1.50	8	1.00	CP	1.00		9.00	108,000
1	1010	SINGLE FAM	RG11				1,613.00	SF	0.07	1.50	0	1.00	CP	1.00		0.11	200
						Total Card Land Units	13,613.00	SF	Parcel Total Land Area:			13,613 SF				Total Land Value	108,200

Property Location: 253 LINCOLN AVE
Vision ID: 7150

MAP ID: 11C/ / 86/ /
Other ID: 11C000086

Bldg #: 1 **Card** 1 **of** 1 **Print Date:** 03/26/2003 10

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	52		Antique Coloni
Model	01		Residential
Grade	34		Grade = 170%
Stories	2		2 Stories
Occupancy	00		
Exterior Wall 1	14		Wood Shingle
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	05		Hot Water
AC Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	6		6 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data Elements

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

CONDO/MOBILE HOME DATA

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

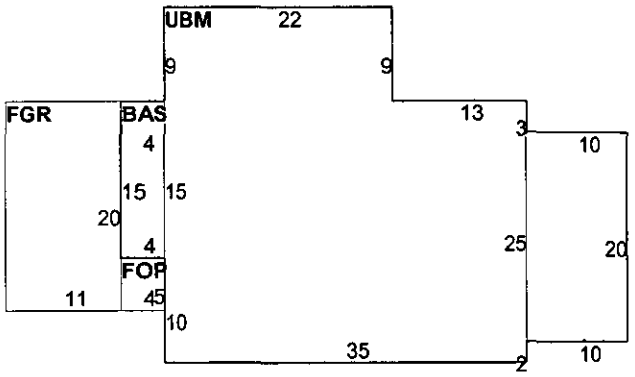
COST/MARKET VALUATION

Unadj. Base Rate	70.00
Size Adj. Factor	0.96570
Grade (Q) Index	1.65
Adj. Base Rate	111.54
Bldg. Value New	272,046
Year Built	1935
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	228,500

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	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	1,333	1,333	1,333	111.54	148,683
FGR	Garage, Finished	0	220	99	50.19	11,042
FOP	Porch, Open, Finished	0	20	4	22.31	446
FUS	Upper Story, Finished	788	875	788	100.45	87,894
UBM	Basement, Unfinished	0	1,073	215	22.35	23,981
Ttl. Gross Liv/Lease Area		2,121	3,521	2,439	Bldg Val:	272,046

MAP 11-C LOT 86 **PROPERTY ASSESSMENT RECORD – TOWN OF AMHERST, MASSACHUSETTS** S CARD NO.

253 Lincoln Avenue

LAND AREA ~~50 rds~~ ~~0.31 A~~ 13612#

RECORD OF OWNERSHIP	STAMPS	DATE	BOOK	PAGE
Mager, Gerald M. & Sarah S.	86,000.	8/6/82	2293	144
Renaud, (Phillibert F.) & Theodora S.			1009	309

ASSESSMENT RECORD

	1963	1964	1970	1978	1980	1981	1982	1984	1985	1986
DWELLING – garage	7300									
GARAGE										
3/24/77										
TOTAL VALUE BUILDINGS	7300	22220	29660	38800	45100	56300	62500	70700	78,900	87100
TOTAL VALUE LAND	1000	3060	7960	12100	12100	18200	18200	21900	21,900	27400
TOTAL VALUE LAND & BUILDINGS	8300	25280	37620	50900	57200	74500	80700	92600	100,800	114500

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	
HIGH			
LOW			
ROLL			
SWAM			
PAV			
SEMI			
DIRT			
SIDE			

MEMORANDA

	1987	1988	
DWELLING			
GARAGE			
TOTAL VALUE BUILDINGS	106300	106300	
TOTAL VALUE LAND	50900	56500	
TOTAL VALUE LAND & BUILDINGS	157200	164800	
	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			
85	160	35-	104%	36	3060		
C.I.							
TOTAL VALUE LAND					3060		
TOTAL VALUE BUILDINGS					22220		
TOTAL VALUE LAND & BUILDINGS					25280		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE			
12,000		6.5			7800		76
1612		10			160		
C.I.							
TOTAL VALUE LAND					~~7960~~	7960	
TOTAL VALUE BUILDINGS					~~29660~~	29660	
TOTAL VALUE LAND & BUILDINGS					~~37620~~	37620	

He Maine 5/26/90 DAYTON, OHIO Rec'd 1991

COLE-LAYER-TRUMBLE CO. PORTLAND, MAINE

BUILDING RECORD

OCCUPANCY

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

NOTES – SPECIAL EQUIPMENT

LISTED 2-12-64

CONSTRUCTION

FOUNDATION

CONCRETE	
CONCRETE BLOCK	
BRICK OR STONE	✓
PIERS	

BASEMENT

AREA FULL	✓
¼ ½ ¾	
NO BASEMENT	
HEAD ROOM	✓

WALLS

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

ROOFING

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

FRAMING

WOOD JOIST 2X8-16	✓
TIMBER, BEAMS & COLS	✓
STEEL BEAMS & COLS	✓
WOOD RAFTERS	✓

NO. OF ROOMS

BSMT.		2ND	3
1ST	3	3RD	OFFICE

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	NO
FIN. ATTIC AREA	
FIREPLACE	1/1 ✓
MODERN KITCHEN	

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

LIGHTING

NO LIGHTING	

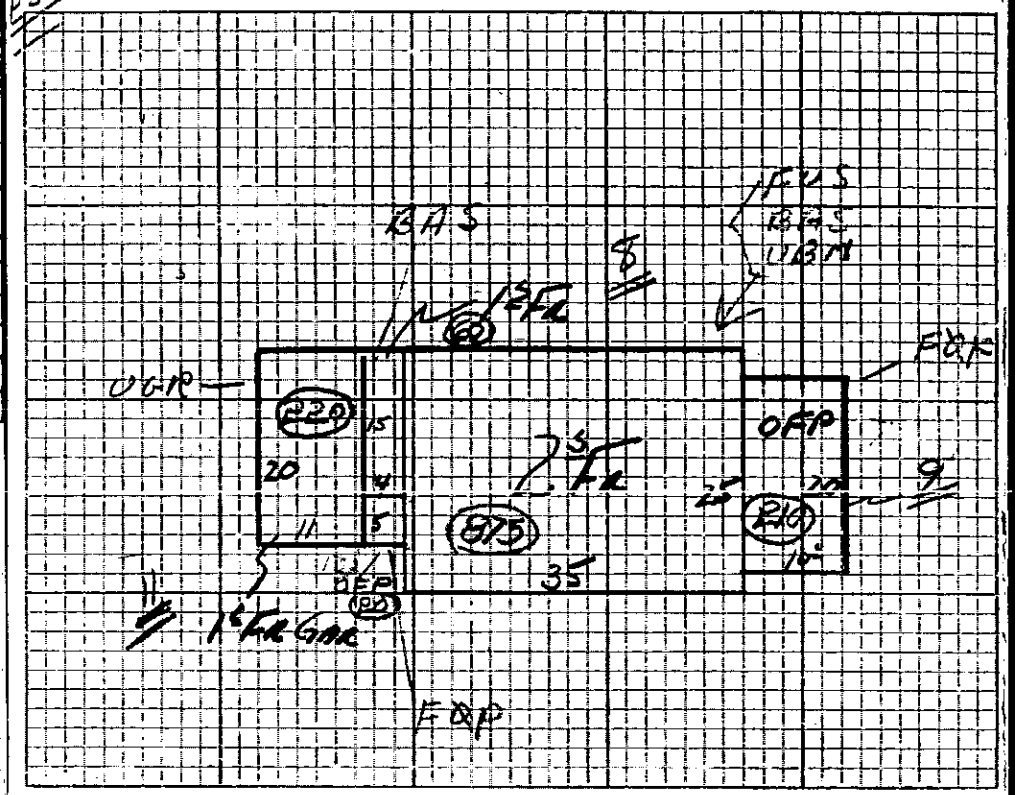
DESIGN

RANCH TYPE	
SPLIT LEVEL	
CONVENTIONAL	
DESIGN FACTOR	%
GRADE FACTOR	%

COMPUTATIONS

UNIT	AMOUNT
875 S.F.	20770
ADD. & PCHS.	+2800
WALL HT.	
BSMT. AREA	
FINISH	
ATTIC	+560
HEATING	
PLUMBING	+400
O. F.	
TOTAL	24530
FACTOR:	x 1.58
REPL. VALUE	38760

SKETCH



DESCRIPTION OF OBSOLESCENCE

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

SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VAL.	OBSOL. DEPR.	SOUND VAL.
DWELLING	2 Fl	A+5	1935		G	38760	15	32950	10	~~29660~~
GARAGE FIN	SKETCH									
COMMERCIAL										

DATE LISTED	LISTED	MEAS.	AREA	PRICED	REVD.	CHECKED	TOTAL VALUE BUILDINGS	~~29660~~
1-6-64	LJ	LJ	PP	PP	PP			

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

11C/000/086

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	CARD
1477	MAGER, GERALD M. & MAGER, SARAH	11C-000-086	253 LINCOLN AVE	01/20/94	1 OF 1

ACCOUNT	TAX OWNER						
1477	MAGER, GERALD M. & MAGER, SARA	ACRES: .32 LOTS: 0 DEED BP: 2293/144	EXEMPT: N	CITY: NBRHD: CP PLAT BP:	LAST APPRAISED BY ERB ON 04/29/93		

SALE INFORMATION: DATE: 08/06/82 PRICE 86000

VALUE SUMMARY

	LAND MKT	LAND USE	BUILDING	OUTBLDG	TOTAL MKT	TOTAL USE
MULTIPLE USE	$0	$0	$0	$0	$0	$0
RESIDENTIAL	$59,900	$59,900	$110,300	$0	$170,200	$170,200
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 ***	$59,900	$59,900	$110,300	$0	$170,200	$170,200

GENERAL REMARKS: ENCLOSE PORCH TO LA 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		12000.00	SF	5.20	100	115	115	5.98	58,700	
2	101	LAND 1 FAMILY	RG11		1613.00	SF	0.78	100	115	115	0.90	1,200	

OUTBUILDINGS & EXTRA FEATURES

NO	TYPE	DESCRIPTION	AREA	U PRICE	RCN	PHYS	VALUE

ACCOUNT	CURRENT OWNER	PARCEL NO	PARCEL ADDRESS/DESCRIPTION	DATE	11C/000/086 CARD
1477	MAGER, GERALD M. & MAGER, SARAH	11C-000-086	253 LINCOLN AVE	01/20/94	2 OF 1

MODEL	BULDING STYLE	BUILDING USE	BASE EC FN PH PCT	RCN	DEPR VALUE
SFR	03-COLONIAL	101-DWG 1 FAMILY	00.00 20 100	148,153	110,300

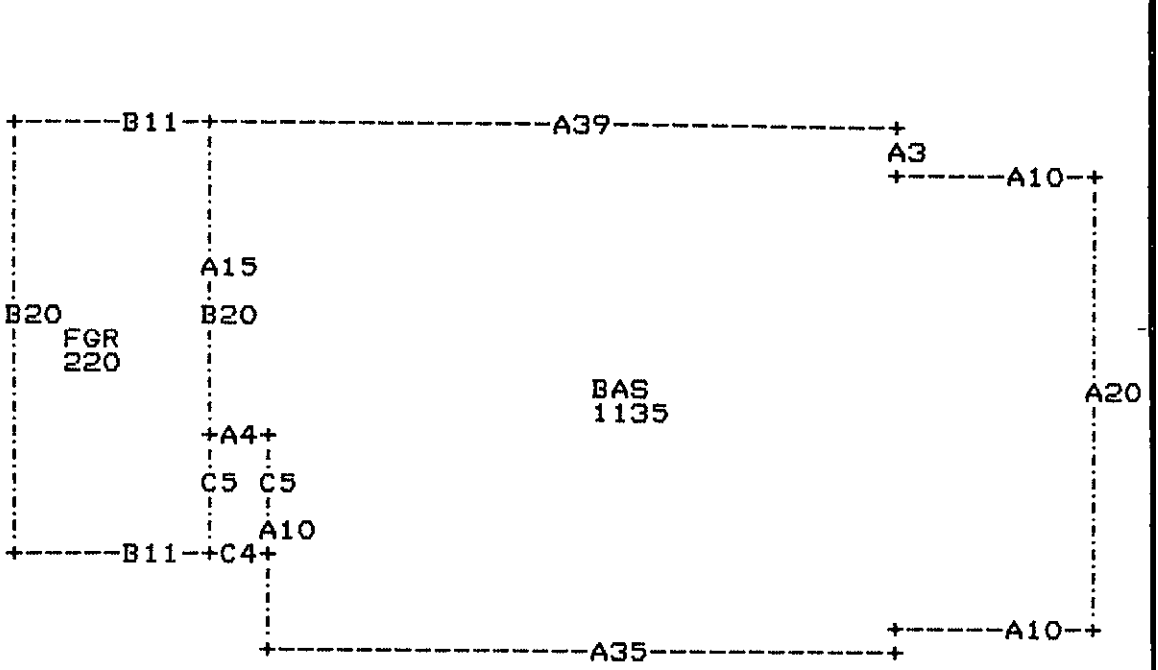
SCALE IS 1:13

CONSTRUCTION DETAIL

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

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

YEAR BUILT	1935
NUMBER STORIES	2.0
PERIMETER MULT	104
QUALITY	AVERAGE
SHAPE/DESIGN	140
WALL HEIGHT	8.0
EFFECT BASE RATE	66.88



SEC	TYPE	GROSS	PCT	EFFECT	RPL COST
A	BAS	1135	100	1135	75,909
B	FGR	220	45	99	6,621
C	FOP	20	20	4	268
D	FUS	875	90	788	52,701
E	UBM	875	20	175	11,704

BUILDING DIMENSIONS
DL39/DD15/DR4/DD10/DR35/DU2/DR10/DU20/DL10/DU3/
ML39/DL11/DD20/DR11/DU20/
ML39/MD15/DR4/DD5/DL4/DU5/

SUBTL	3125	2201	147,203
FIREPLACE	1 FLUES,	1 OPENS	950
GRAND TOTAL			148,153

Property Location: 253 LINCOLN AVE | MAP ID: 11C/ / 86/ / | Bldg Name: | State Use: 1010
Vision ID: 7150 | Account # 1477 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/13/2006 11:20

CURRENT OWNER

MAGER, GERALD M & SARAH S

253 LINCOLN AVE

AMHERST, MA 01002
Additional Owners:

TOPO. / UTILITIES / STRT/ROAD / LOCATION

2 Public Water
3 Public Sewer

SUPPLEMENTAL DATA

Other ID: 11C000086
Calc Frontag 90.4
Owner Occupi
APR PARCELS

Precinct
Units

GIS ID: 11C-86
ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	290,100	290,100
RES LAND	1010	193,300	193,300
Total		483,400	483,400

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MAGER, GERALD M & SARAH S	2293/ 144	08/06/1982	Q		86,000	
RENAUD, PHILLIBER F & THEODORA	1009/ 309				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2007	1010	290,100	2006	1010	336,300	2005	1010	313,500
2007	1010	193,300	2006	1010	193,300	2005	1010	141,600
	Total:	483,400		Total:	529,600		Total:	455,100

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

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

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	283,400
Appraised XF (B) Value (Bldg)	6,700
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	193,300
Special Land Value	0
Total Appraised Parcel Value	483,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**483,400**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE06-162	09/08/2005	EL	Electric	0		0		WIRE BTH ADD'T OVI
PLM06-046	08/22/2005	PL	Plumbing	0		0		WTR CLST,2LAV,TUB.
BLD05-805	06/06/2005	AD	Addition	11,000		0		ADD BTH OVER GAR
PLM98-17	07/15/1997	PL	Plumbing	0		0		BACKFLOW
gas96-066	10/11/1995			0		0		cook top
Plm96-49	08/22/1995	PL	Plumbing	0		0		Kitchen S
ele96-149	08/08/1995		kit add/alt	0		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
7/10/2006			LT	04	Building Permit Review E
10/18/2005			RD	15	DRIVE BY FIELD REVI
1/25/2005			DB	43	Abatement chg Reinspec
8/28/2000			DB	10	Refusal Letter Request no
6/25/1996			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				12,000	SF	8.88	1.45	8	1.0000	1.00	CP	1.25			16.10	193,200
1	1010	SINGLE FAM MDL-01	RG11				1,613	SF	0.07	1.00	0	1.0000	1.00	CP	1.25			0.09	100

Total Card Land Units: 0.31 AC | Parcel Total Land Area: 0.31 AC | Total Land Value: 193,300

Property Location: 253 LINCOLN AVE **MAP ID:** 11C/ / 86/ / **Bldg Name:** **State Use:** 1010

Vision ID: 7150 **Account #** 1477 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/13/2006 11:20

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	04		Cape Cod
Model	01		Residential
Grade	30		Grade = 150%
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	14		Wood Shingle
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/SkimC
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	3		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

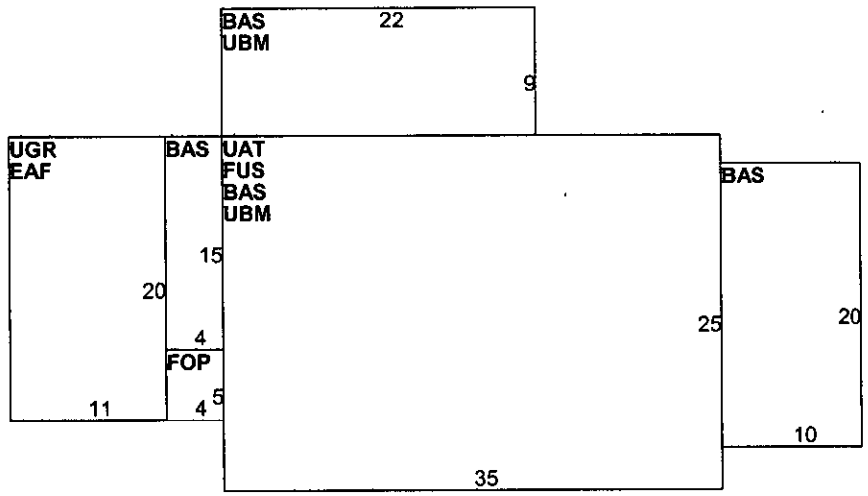
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	131.24
Section. RCN:	337,405
Net Other Adj:	0.00
Replace Cost	337,405
AYB	1935
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	283,400
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



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

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL3	FIREPLACE 2			B	2	4,000.00	1989		1		100	6,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,333	1,333	1,333	131.24	174,936
EAF	Attic, Expansion, Finished	77	220	77	45.93	10,105
FOP	Porch, Open, Finished	0	20	4	26.25	525
FUS	Upper Story, Finished	788	875	788	118.19	103,413
UAT	Attic, Unfinished	0	875	88	13.20	11,549
UBM	Basement, Unfinished	0	1,073	215	26.30	28,216
UGR	Garage, Unfinished	0	220	66	39.37	8,662
	Ttl. Gross Liv/Lease Area:	2,198	4,616	2,571		337,405

PROP. LOC.: 253 LINCOLN AVE

MAP I.D.: 11C/ / 86/ /

Other i.d.: 11C000086

Bldg. 1 Card 1 of 1

Print Date: 01/11/99

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION
MAGER, GERALD M & SARAH S 253 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	73,100	73,100
RESIDNTL	1010	125,100	125,100
Total		198,200	198,200

601
AMHERST, MA

MMC

RECORD OF OWNERSHIP	BK-VOL/PAGE	MO/DY/YR	qu	vi	SALE PRICE	V.C.
MAGER, GERALD M & SARAH S	2293/144	08/06/82	Q		86,000	
RENAUD, PHILLIBER F & THEODORA	1009/309				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr	Code	Assessed Value	Yr	Code	Assessed Value	Yr	Code	Assessed Value
99	1010	73,100	98	1010	73,100	97	1010	74,500
99	1010	125,100	98	1010	125,100	97	1010	125,100
	Total	198,200		Total	198,200		Total	199,600

EXEMPTIONS

Year	Type/Description	Code	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

THIS SIGNATURE ACKNOWLEDGES A VISIT BY A DATA COLLECTOR OR ASSESSOR

X

COMPARABLE

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	122,500
Appraised X.F.(B) Value (Bldg)	2,600
Appraised O.B.(L) Value (Bldg)	0
Appraised Land Value (Bldg)	73,100
Special Land Value	0
Total Appraised Card Value	198,200
Total Appraised Parcel Value	198,200
Exemption(s)	
Net Total Appraised Parcel Value	198,200

BUILDING PERMIT RECORD

Permit I.D.#	Issue Date	Type	Description	Amount	Insp. Date	%Cmp	Date Cmp	Comments
PLM98-17	071597	PL	Plumbing			0		BACKFLOW PREV
gas96-066	101195					0		cook top
Plm96-49	082295	PL	Plumbing			0		Kitchen Sinks
ele96-149	080895		kit add/alt			0		
BLD96-1	070595	AD	Addition	8,500		0		ADDITION
93B-431	061592			1,800		0		

VISIT/CHANGE HISTORY

Date	I.D.	Cd	Purpose/Result
06/25/96	EB		
04/29/93	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				12,000.00	SF	5.20	1.30	0	1.00	CP	.90		6.08	73,000
1	1010	SINGLE FAM	RG11				1,613.00	SF	0.07	1.30	0	1.00	CP	.90		0.08	100
		Total Land Units					13,613.00	SF								Total	73,100

CONSTRUCTION DETAIL

Element	Cd	Ch	Description
Style/Type	03		Colonial
Model	01		Residential
Grade	28		Grade = 140%
Stories	2		2 Stories
Occupancy	00		
Exter. Wall 1	14		Wood Shingle
2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Inter. Wall 1	03		Plaster/SkimC
2			
Inter. Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Type	05		Hot Water
Air/Cn Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1.5		1 1/2 Bathrms
Total Rooms	6		6 Rooms
Bath Type	02		Modern
Kitchen Style	02		Modern

Commercial Data/Elements

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

Condo./Coop. Data

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

COST/MARKET VALUATION

Unadj Base Rate	50.00	
Size Adj Factor	0.9370	
Grade(Q) Index	1.34	
Adj Base Rate	62.78	
Bldg Value New		153,120
Year Built	1935	
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		122,500

NOTES

ENCLOSE PORCH TO LA 7/93
EXPAND/REMODEL KIT-CORIAN
COUNTERS-NEW ROOFING FY97

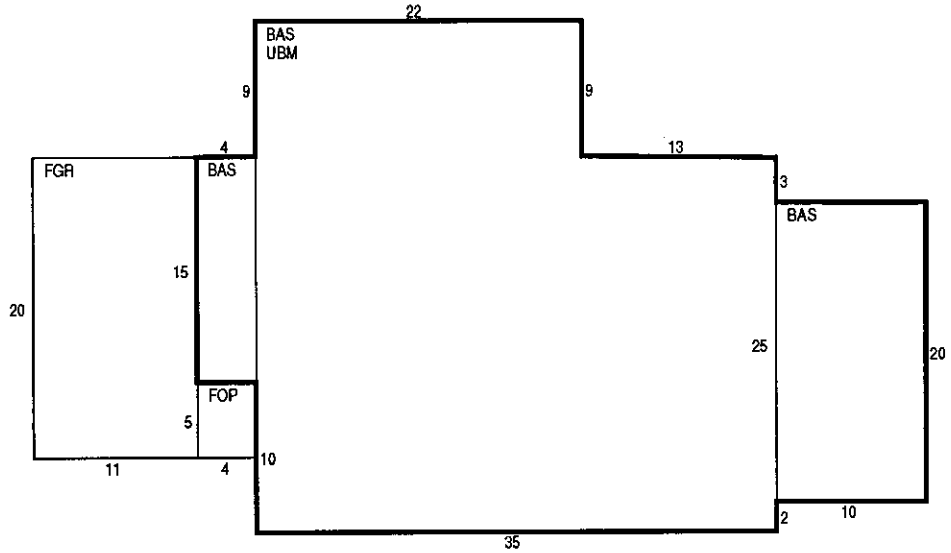
OB-OUTBUILDINGS & YARD ITEMS (L)

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	1,333	1,333	62.78	83,686
FGR	Garage, Finished	220	99	28.25	6,215
FOP	Porch, Open, Finis	20	4	12.56	251
FUS	Upper Story, Finis	875	788	56.54	49,471
UBM	Basement, Unfinish	1,073	215	12.58	13,498

Ttl. Gross Liv/Lease Area 2,439 Bldg Value 153,120

XF-BUILDING EXTRA FEATURES (B)

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

Total XF Value 2,600

(Sketch) Traverse Code

BAS[L13,U9,L22,D9,L4,D15,R4,D10,R35,U2,R10,U20,L10,U3],UBM[L13,U9,L22,D9,D15,D10,R35,U25],PTR[L39,D15],FOP[R4,D5,L4,U5],PTR[R39,U15],PTR[L39],FGR[L11,D20,R11,U20],PTR[R39],FUS[875]