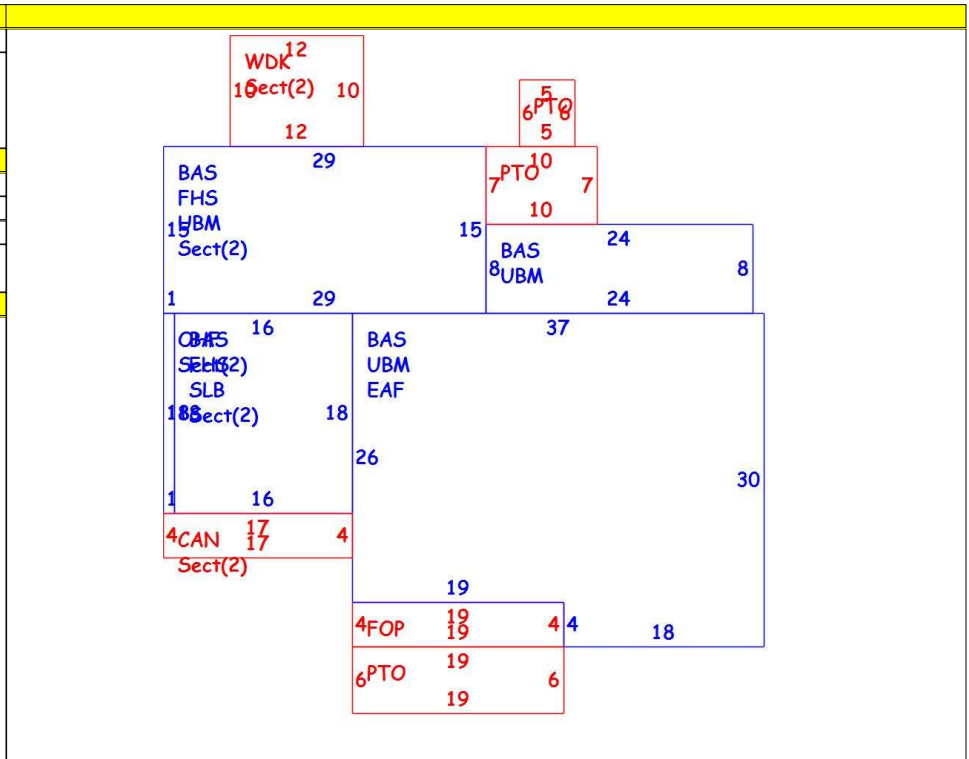


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				601 AMHERST, MA							
COLLEGE ST 1957 LLC YOU-PAN TZ C/O VALLEY PROPERTY MGMT P O BOX 3649 AMHERST MA 01004-3649			1 All Public			ASH Type Desc	ASH Co	ASH Assessed	ASH Assessed			VISION					
						RESIDENTL	1040	486,400	486,400								
						RES LAND	1040	156,700	156,700								
SUPPLEMENTAL DATA						Total		643,100	643,100								
Alt PCL ID 14B000171		Calc Front 79.6		Precinct													
Prc_Usrflld YES		Prc_Usrflld		Tenant													
BIDIN		BIDOUT		Parent													
GIS ID F_383408_2962468				PRC Creat													
				Assoc PID#													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COLLEGE ST 1957 LLC YOU-PAN TZENG M		12808 0250	11-16-2017	U	I	430,000	1B	FY	ASH C	ASH Assesse	FY	ASH C	Assessed V	FY	ASH C	ASH Assesse	
197A AMHERST LLC		11165 0001	12-24-2012	U	I	1	1J	2024	1040	426,400	2023	1040	383,700	2022	1040	359,000	
WEISMAN, SANDRA		9628 0164	10-27-2008	U	I	215,000	1O		1040	147,800		1040	134,400		1040	122,100	
ADAMS, FRANK L JR & DOROTHY A		3891 0298	03-04-1992	U	I	91,500	1N										
ADAMS, ANNE K		0995 0465				0		Total		574,200	Total		518,100	Total		481,100	
EXEMPTIONS			OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor								
EXE Yr	Ex Cod	Exemption Type	EXE Amount	Other	Other Descr	Other #	Other \$	Com Int									
2017	NO	NOT OWNER OCCUP	0.00														
Total			0.00														
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY					
Nbhd		Nbhd Name		PRC Sub Div		Tracing #		Batch			Appraised Bldg. Value (Card)					481,200	
CE											Appraised Xf (B) Value (Bldg)					1,800	
												Appraised Ob (B) Value (Bldg)					3,400
												Appraised Land Value (Bldg)					156,700
												Special Land Value					0
												Total Appraised Parcel Value					643,100
												Valuation Method					C
												Total Appraised Parcel Value					643,100
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY					
Permit Id	BPE Issue	Permit T	BPE Desc	BPE Amoun	Insp Date	% Comp	BPE Date C	BPE Notes			Date	Id	Type	Is	Cd	Purpost/Result	
BLD10-050	02-10-2010	RE	Remodel	8,000				CONSTRUCT BTH & INSTL			07-22-2024	AA			02	Informal Review Inspection	
ELE10-0513	01-22-2010	EL	Electric	0				STAIRS TO ATTIC			08-23-2011	LT			00	Measur+Listed	
PLM10-015	01-14-2010	PL	Plumbing	0				UPGRADE TO 200AMP W/3			03-22-2010	LT			04	Building Permit Review Est	
GAS10-009	12-07-2009	PL	Plumbing	0				METER, WIRE 3 BDRMS			05-06-2009	LT			45	Sales Reinspection	
BLD09-077	06-19-2009	RE	Remodel	37,500				FOR APT			03-11-2009	LT			43	Abatement Chg Reinspec	
BLD09-070	06-05-2009	RE	Remodel	12,500				INSTL WASHER,HOT WTR			03-28-2006	DB	01	1	43	Abatement Chg Reinspec	
ZBA09-003	04-30-2009	RE	Remodel	0				TANK BACKFLOW			10-18-2005	RD			15	Drive By Field Review	
LAND LINE VALUATION SECTION																	
B	Use	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes			Location Adjustment	Adj Unit P	Land Value
1	1040	Two Fam	RG10		12,000 SF	15.33	0.85000	3	1.00	CE	1.000				1.0000		156,300
1	1040	Two Fam	RG		2,500 SF	0.14	1.00000	0	1.00	CE	1.000				1.0000		400
Total Card Land Units					0.33 SF	Parcel Total Land Area					0.33	Total Land Value			156,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	11	Family Conver.			
Model	01	Residential			
Grade:	09	C+			
Stories:	1.5	1 Story			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	20	Brick/Masonry			
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	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	05	5 Bedrooms			
FBth:	2				
HBth:	1				
Total Xtra Fixtrs					
Total Rooms:	5	5 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
Foundation					
CONDO DATA					
PID Complex		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		514,236			
Year Built		2010			
Effective Year Built					
Depreciation Code		AV			
Remodel Rating					
Year Remodeled					
Depreciation %		6			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		94			
RCNLD		481,200			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



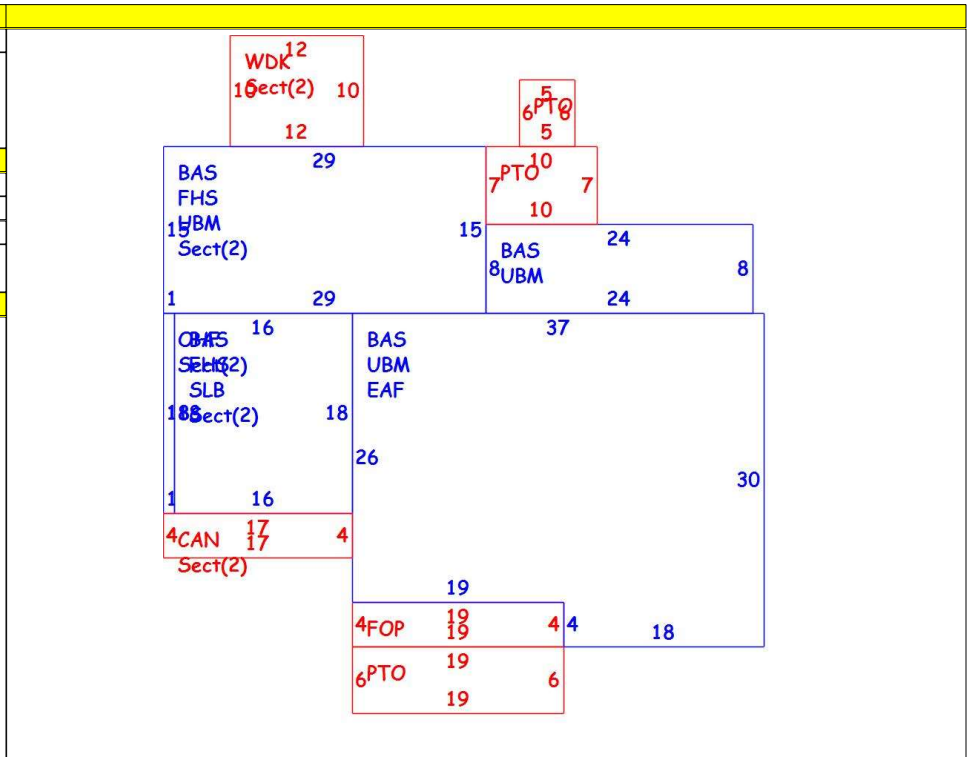
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	Fireplace 1 St	B	1	3500.00	2013		50		0.00	1,800
FGR1	Garage-Ave	L	300	25.00	1971		40		0.00	3,000
SHD1	Shed Frame	L	117	8.00	1971		35		0.00	300
CNP1	Canopy-Avg	L	80	10.00	1971		15		0.00	100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,226	1,226	1,226	164.49	201,669
EAF	Attic, Expansion, Finished	310	1,034	310	49.32	50,993
FOP	Porch, Open, Finished	0	76	15	32.47	2,467
PTO	Patio	0	214	11	8.46	1,809
UBM	Basement, Unfinished	0	1,226	245	32.87	40,301
Ttl Gross Liv / Lease Area		1,536	3,776	1,807		297,239



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				601 AMHERST, MA								
COLLEGE ST 1957 LLC YOU-PAN TZ C/O VALLEY PROPERTY MGMT P O BOX 3649 AMHERST MA 01004-3649			1 All Public			ASH Type Desc	ASH Co	ASH Assessed	ASH Assessed			VISION						
						RESIDENTL	1040	486,400	486,400									
						RES LAND	1040	156,700	156,700									
SUPPLEMENTAL DATA						Total		643,100	643,100									
Alt PCL ID 14B000171		Calc Front 79.6		Precinct														
Prc_Usrflld YES		Prc_Usrflld		Tenant														
BIDIN		BIDOUT		Parent														
GIS ID F_383408_2962468				Assoc PID#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
COLLEGE ST 1957 LLC YOU-PAN TZENG M		12808	0250	11-16-2017	U	I	430,000	1B	FY	ASH C	ASH Assesse	FY	ASH C	Assessed V	FY	ASH C	ASH Assesse	
197A AMHERST LLC		11165	0001	12-24-2012	U	I	1	1J	2024	1040	426,400	2023	1040	383,700	2022	1040	359,000	
WEISMAN, SANDRA		9628	0164	10-27-2008	U	I	215,000	1O		1040	147,800		1040	134,400		1040	122,100	
ADAMS, FRANK L JR & DOROTHY A		3891	0298	03-04-1992	U	I	91,500	1N										
ADAMS, ANNE K		0995	0465				0		Total		574,200	Total		518,100	Total		481,100	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
EXE Yr	Ex Cod	Exemption Type	EXE Amount	Other	Other Descr	Other #	Other \$	Com Int										
2017	NO	NOT OWNER OCCUP	0.00															
Total			0.00															
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		PRC Sub Div		Tracing #		Batch		Appraised Bldg. Value (Card)				481,200				
CE										Appraised Xf (B) Value (Bldg)				1,800				
										Appraised Ob (B) Value (Bldg)				3,400				
										Appraised Land Value (Bldg)				156,700				
										Special Land Value				0				
										Total Appraised Parcel Value				643,100				
										Valuation Method				C				
										Total Appraised Parcel Value				643,100				
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	BPE Issue	Permit T	BPE Desc	BPE Amoun	Insp Date	% Comp	BPE Date C	BPE Notes		Date	Id	Type	Is	Cd	Purpost/Result			
BLD10-050	02-10-2010	RE	Remodel	8,000				CONSTRUCT BTH & INSTL		07-22-2024	AA			02	Informal Review Inspection			
ELE10-0513	01-22-2010	EL	Electric	0				STAIRS TO ATTIC		08-23-2011	LT			00	Measur+Listed			
PLM10-015	01-14-2010	PL	Plumbing	0				UPGRADE TO 200AMP W/3		03-22-2010	LT			04	Building Permit Review Est			
GAS10-009	12-07-2009	PL	Plumbing	0				METER, WIRE 3 BDRMS		05-06-2009	LT			45	Sales Reinspection			
BLD09-077	06-19-2009	RE	Remodel	37,500				FOR APT		03-11-2009	LT			43	Abatement Chg Reinspec			
BLD09-070	06-05-2009	RE	Remodel	12,500				INSTL WASHER,HOT WTR		03-28-2006	DB	01	1	43	Abatement Chg Reinspec			
ZBA09-003	04-30-2009	RE	Remodel	0				TANK BACKFLOW		10-18-2005	RD			15	Drive By Field Review			
LAND LINE VALUATION SECTION																		
B	Use	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes			Location Adjustment	Adj Unit P	Land Value	
1	1040	Two Fam	RG10		12,000	SF	15.33	0.85000	3	1.00	CE	1.000				1.0000	156,300	
1	1040	Two Fam	RG		2,500	SF	0.14	1.00000	0	1.00	CE	1.000				1.0000	400	
Total Card Land Units					0.33	SF	Parcel Total Land Area					0.33	Total Land Value					156,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	11	Family Conver.			
Model	01	Residential			
Grade:	10	B-			
Stories:	1.5				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	20	Brick/Masonry			
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	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	05	5 Bedrooms			
FBth:	2				
HBth:	1				
Total Xtra Fixtrs					
Total Rooms:	5	5 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
Foundation					
			CONDO DATA		
			PID Complex	C	Owne 0.0
			B S		
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		514,236
			Year Built		2009
			Effective Year Built		
			Depreciation Code		AV
			Remodel Rating		
			Year Remodeled		
			Depreciation %		7
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		93
			RCNLD		481,200
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	723	723	723	174.57	126,217
CAN	Canopy	0	68	7	17.97	1,222
FHS	Half Story, Finished	398	723	398	96.10	69,481
OHF	Overhang	16	18	16	155.18	2,793
SLB	Slab	0	288	0	0.00	0
UBM	Basement, Unfinished	0	435	87	34.91	15,188
WDK	Deck, Wood	0	120	12	17.46	2,095
Ttl Gross Liv / Lease Area		1,137	2,375	1,243		216,996

