

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CIBA, LLC			2 Public Water			ASH Type Desc	ASH Co	ASH Assessed	ASH Assessed	601
72 OAKRIDGE DR			3 Public Sewer			RESIDENTL	1040	250,800	250,800	
BELCHERTOWN MA 01007		SUPPLEMENTAL DATA				RES LAND	1040	189,100	189,100	AMHERST, MA
Alt PCL ID 15A000051		Calc Front 169.3		Precinct						VISION
Prc_Usrflid NO		Prc_Usrflid		Vote At						
BIDIN		BIDOUT		Tenant						
GIS ID F_386397_2963813		Assoc PID#		Parent						
						Total		439,900	439,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CIBA, LLC		8218	0002	04-08-2005	Q	I	275,000	00	FY	ASH C	ASH Assesse	FY	ASH C	Assessed V	FY	ASH C	ASH Assesse
TIDLUND, FRITZ E & MARY D		1187	0212	01-01-1955			0		2024	1040	225,700	2023	1040	194,800	2022	1040	177,100
										1040	178,500			162,500		1040	147,600
						Total			404,200		Total		357,300		Total		324,700

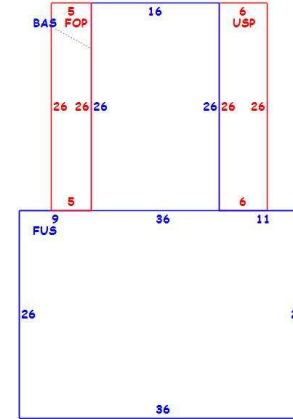
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
EXE Yr	Ex Cod	Exemption Type	EXE Amount	Other	Other Descr	Other #	Other \$	Com Int												
2008	NO	NOT OWNER OCCUP	0.00																	
			Total																	
			0.00																	
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY												
Nbhd		Nbhd Name		PRC Sub Div		Tracing #		Batch		Appraised Bldg. Value (Card)					250,800					
EA										Appraised Xf (B) Value (Bldg)					0					
										Appraised Ob (B) Value (Bldg)					0					
										Appraised Land Value (Bldg)					189,100					
										Special Land Value					0					
										Total Appraised Parcel Value					439,900					
										Valuation Method					C					
										Total Appraised Parcel Value					439,900					

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
B20210426	01-11-2021			945				1 REPLACEMENT WINDOW		06-28-2023	KM	04		03	Permit Review
DEM17-000	12-06-2016	DE	Demolish	0		0		U FACTOR .27		10-27-2005	DK			15	Drive By Field Review
BLD06-640	03-02-2006	RE	Remodel	6,500				DEMO FRONT PORCH		05-14-1997	EB				
ELE06-139	08-31-2005	EL	Electric	0				AREA		04-02-1986	C				
BLD97-366	11-08-1996	RE	Remodel	500		0		ROOF							
								NEW SERVICE							
								PORCH ROO							

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	RN20		20,000	SF	9.36	1.00000	5	1.00	EA	1.000			1.0000		187,200	
1	1040	Two Fam	RN21		13,560	SF	0.14	1.00000	0	1.00	EA	1.000			1.0000		1,900	
Total Card Land Units					0.77	SF	Parcel Total Land Area					0.77	Total Land Value					189,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	10	Family Duplex			
Model	01	Residential			
Grade:	12	B+			
Stories:	2	2 Stories			
Occupancy	2				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
FBth:	2				
HBth:	0				
Total Xtra Fixtrs					
Total Rooms:	9	9 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
Foundation					
CONDO DATA					
PID Complex			C		Ownr 0.0
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New				522,469	
Year Built				1850	
Effective Year Built					
Depreciation Code				PR	
Remodel Rating					
Year Remodeled					
Depreciation %				52	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				48	
RCNLD				250,800	
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

UBM
 (936 sf)
 FAT
 (416 sf)



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	1,352	1,352	1,352	202.19	273,366
FAT	Attic, Finished	146	416	146	70.96	29,520
FOP	Porch, Open, Finished	0	130	26	40.44	5,257
FUS	Upper Story, Finished	936	936	842	181.89	170,247
UBM	Basement, Unfinished	0	936	187	40.40	37,810
USP	Porch, Screen, Unfinished	0	156	31	40.18	6,268
Ttl Gross Liv / Lease Area		2,434	3,926	2,584		522,468

