

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
REVES AMHERST PIZZA PROPERTY STAMATIS REVES MGR 31 N PLEASANT ST AMHERST MA 01002			1 Level	1 All Public	1 Paved	4 Bus. District	ASH Type Desc	ASH Co	Appraised	ASH Assessed	601 AMHERST, MA
			4 Rolling		5 Curb & Gutter		COMMERC.	3260	235,300	235,300	
			SUPPLEMENTAL DATA				COM LAND	3260	136,200	136,200	VISION
			Alt PCL ID 14A000052	Precinct							
			Calc Front 15	Vote At							
			Prc_Usrflid	Tenant							
			Prc_Usrflid	Parent							
			BIDIN BIDIN:	PRC Creat							
			BIDOUT	Assoc PID#							
			GIS ID F_380669_2963759								
							Total		371,500	371,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
REVES AMHERST PIZZA PROPERTY LLC	7146	0290	04-16-2003	U	I	320,000	1C	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assess
MATARAZZO FLP NOMINEE TRUST	5193	0152	09-05-1997	U	I	1	1A	2024	3260	222,700	2023	3260	202,800	2022	3260	193,800
MATARAZZO FLP NOMINEE TRUST	5129	0110	06-05-1997	U	I	1	1A		3260	128,500		3260	116,800		3260	111,300
MATARAZZO, BARBARA A	4526	0349	08-27-1993	U	I	1	1N									
MATARAZZO, B JOHN	4285	0052	08-27-1993	Q	I	225,000	00									
							Total	351,200		Total	319,600		Total	305,100		

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										
			Total				0.00											

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	PRC Sub Div	Tracing #	Batch						Appraised Bldg. Value (Card)	235,300
5500										Appraised Xf (B) Value (Bldg)	0
										Appraised Ob (B) Value (Bldg)	0
										Appraised Land Value (Bldg)	136,200
										Special Land Value	0
										Total Appraised Parcel Value	371,500
										Valuation Method	C
										Total Appraised Parcel Value	371,500

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	
BLD14-040	12-03-2013	RE	Remodel	7,500		0		REPL SIGN & AWNING	09-11-2002	TM			00	Measur+Listed	
BLD08-043	03-11-2008	RE	Remodel	8,550				RE-ROOF	07-01-1994	EB					
GAS06-154	04-05-2006	PL	Plumbing	0				GRILL IN BSMT							
ELE97-570	01-31-1997	EL	Electric	0		0		AD HEAT T							
ELE97-390	11-26-1996	EL	Electric	0		0		GUTTER TA							
gas96-062	10-05-1995			0		0		grille							
93B-493	06-03-1993			2,000		0									

LAND LINE VALUATION SECTION															
B	Use	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	3260	Rest/Clubs	BG10		871 SF	111.70	1.00000	C	1.00	5500	1.400			0	136,200
					Total Card Land Units	0.02 AC	Parcel Total Land Area: 0.02							Total Land Value	136,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	30	Restaurant			
Model	94	Commercial			
Grade	13	A-			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	T&G/Rbr Mem			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til	RCN		322,326
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1910
Heating Type	04	Forced Air-Duc	Effective Year Built		
AC Type	03	Central	Depreciation Code		VG
Bldg Use	3260	Rest/Clubs	Remodel Rating		
Total Rooms			Year Remodeled		
Total Bedrms	00		Depreciation %		27
Total Baths	0		Functional Obsol		0
Foundation			External Obsol		0
Heat/AC	02	Heat/Ac Split	Trend Factor		1
Frame Type	03	Masonry	Condition		
Baths/Plumbing	02	Average	Condition %		
Ceiling/Wall	04	Ceil & Min Wl	Percent Good		73
Rooms/Prtns	02	Average	RCNLD		235,300
Wall Height	8.00		Dep % Ovr		
% Conn Wall	0.00		Dep Ovr Comment		
1st Floor Use:	3260		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	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Lease Area	Floor Area	Eff Area	Unit Cost	RCN	
BAS	First Floor	658	658	658	362.98	238,841	
FBM	Basement, Finished	0	658	230	126.88	83,485	
		658	1,316	888		322,326	

