

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RAILROAD STREET PARTNERS LLC C/O EAGLE CREST PROPERTY MNG 10 GATEHOUSE RD STE 327			2 Public Water			ASH Type Desc	ASH Co	ASH Assessed	ASH Assessed
			3 Public Sewer			RESIDENTL	1040	372,700	372,700
AMHERST MA 01002		SUPPLEMENTAL DATA				RES LAND	1040	334,300	334,300
		Alt PCL ID 11C000011 Calc Front 112.9 Prc_Usrflid YES Prc_Usrflid BIDIN BIDOUT GIS ID F_378382_2965251		Precinct Vote At Tenant Parent PRC Creat Assoc PID#		Total		707,000	707,000

601
 AMHERST, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RAILROAD STREET PARTNERS LLC EDSALL, DAVID VELEN, VICTOR A & ELIZABETH D WATTS, EDNA K		10492 0150	03-01-2011	U	I	350,000	10	FY	ASH C	ASH Assesse	FY	ASH C	Assessed V	FY	ASH C	ASH Assesse
		3233 0203	08-16-1988	Q	I	195,000	Y	2024	1040	336,700	2023	1040	292,000	2022	1040	266,600
		1840 0081	07-25-1975			42,000			1040	315,500		1040	287,100		1040	260,900
		1125 0102	01-01-1925			0		Total		652,200	Total		579,100	Total		527,500

EXEMPTIONS			OTHER ASSESSMENTS					
EXE Yr	Ex Cod	Exemption Type	EXE Amount	Other	Other Descr	Other #	Other \$	Com Int
2011	NO	NOT OWNER OCCUP	0.00					
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	364,400
Appraised Xf (B) Value (Bldg)	2,600
Appraised Ob (B) Value (Bldg)	5,700
Appraised Land Value (Bldg)	334,300
Special Land Value	0
Total Appraised Parcel Value	707,000
Valuation Method	C
Total Appraised Parcel Value	707,000

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	PRC Sub Div	Tracing #	Batch
CE				

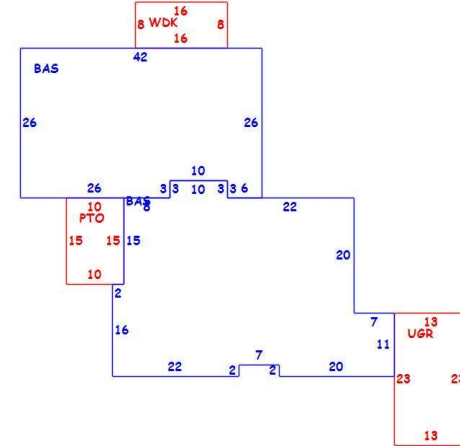
NOTES	
POOL AND ENCLOSURE ADDED 1980	

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
BP-23-646	06-23-2023	RS	Residential			0		WORK BEING DONE WITH PROPERTY LINE	10-21-2013	LT			04	Building Permit Review Est
ELE13-0562	02-11-2013	EL	Electric	0		0		LOWER LEVER	08-28-2012	DB			10	Refusal Letter Request No
PLM13-022	01-18-2013	PL	Plumbing	0		0		KIT,BATH,4BDRM,200 AMP	07-19-2006	LT	02		04	Building Permit Review Est
BLD13-039	11-26-2012	AD	Addition	49,000		0		INSTL TUB,LAV,TOILET,KIT	10-18-2005	RD			15	Drive By Field Review
ELE13-0279	10-12-2012	EL		0		0		SINK	09-27-2000	DB			10	Refusal Letter Request No
PLM13-006	09-04-2012	PL	Plumbing	0		0		CREATE 2 DWELLING ZBA1	07-01-1993	DC				
BLD13-0115	08-14-2012	RE		8,100		0								

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	1.80000	9	1.00	CE	1.000			1.0000	331,000	
1	1040	Two Fam	RG11		23,746 SF	0.14	1.00000	0	1.00	CE	1.000			1.0000	3,300	
Total Card Land Units					0.82 SF	Parcel Total Land Area					0.82	Total Land Value			334,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	10	Family Duplex			
Model	01	Residential			
Grade:	08	C			
Stories:	1	1 Story			
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	03	Plaster/Skimc			
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	08	8 Bedrooms			
FBth:	3				
HBth:	0				
Total Xtra Fixtrs					
Total Rooms:	6	6 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		485,800
			Year Built		1953
			Effective Year Built		
			Depreciation Code		GD
			Remodel Rating		
			Year Remodeled		
			Depreciation %		25
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		75
			RCNLD		364,400
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BFA
 (960 sf)
 UBM
 (404 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
FPL1	Fireplace 1 St	B	1	3500.00	1992		75		0.00	2,600
SPL1	IG Pool Concr	L	512	36.00	1985		30		0.00	5,500
SHD1	Shed Frame	L	48	8.00	1985		50		0.00	200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,427	2,427	2,427	156.76	380,457
BFA	Basement Fin Li	672	960	480	78.38	75,245
PTO	Patio	0	150	8	8.36	1,254
UBM	Basement, Unfinished	0	404	81	31.43	12,698
UGR	Garage, Unfinished	0	299	90	47.19	14,108
WDK	Deck, Wood	0	128	13	15.92	2,038
Ttl Gross Liv / Lease Area		3,099	4,368	3,099		485,800

