

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				601 AMHERST, MA VISION
UDRIVE AMITY LLC 200 BAY RD AMHERST MA 01002				1 Level	1 All Public	1 Paved	4 Bus. District	ASH Type Desc	ASH Co	Appraised	ASH Assessed	
						5 Curb & Gutter		COMMERC.	3400	1,156,100	1,156,100	
SUPPLEMENTAL DATA								COM LAND	3400	443,000	443,000	
Alt PCL ID 13B000018				Calc Front 896.4		Precinct						
Prc_Usrfld				Prc_Usrfld		Vote At						
Prc_Usrfld				Prc_Usrfld		Tenant						
BIDIN				BIDOUT		Parent						
BIDOUT				GIS ID F_376914_2962783		PRC Creat						
						Assoc PID#						
								Total		1,599,100	1,599,100	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
UDRIVE AMITY LLC				14993	253	10-25-2023	U	I	2,000,000	1B	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assess
LCR 422 AMITY LLC				13391	0330	09-16-2019	U	I	2,100,000	1F	2024	3400	1,091,500	2023	3400	1,060,800	2022	3400	1,009,100
HVV AMHERST LLC				12513	0001	12-29-2016	U	I	2,000,000	1U		3400	424,700		3400	396,600		3400	383,200
WEST AMHERST LLC				8619	0026	02-15-2006	U	I	1	1B									
SUMMERLIN TRUST				1561	0335	10-01-1969			0										
								Total		1,516,200	Total		1,457,400	Total		1,392,300			

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)						1,127,000
5500												Appraised Xf (B) Value (Bldg)						0
												Appraised Ob (B) Value (Bldg)						29,100
												Appraised Land Value (Bldg)						443,000
												Special Land Value						0
												Total Appraised Parcel Value						1,599,100
												Valuation Method						C
												Total Appraised Parcel Value						1,599,100

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
BP-22-110	02-16-2022	CM	Commercial			0		BANNERS ON FENCE				08-12-2021	AB	02	0	04	Permit Review Estimated
P20210066	09-22-2020	PL	Plumbing		09-29-2020	0		RENO CROSS CONNECT DE				09-29-2020	ED	02		05	Measur/New Under Constr
G20210029	09-22-2020	PL	Plumbing			0		RENO ROOF TOP UNIT				02-26-2004	DB			03	Building Permit Review
F20210091	08-07-2020	PL	Plumbing			0		REWORK EXISTING FIRE SP				10-03-2002	TM			00	Measur+Listed
F20210055	08-05-2020					0		DISCONNECT THE EX FA SY				04-16-1997	EB				
E20210010	07-15-2020					0		REMODEL OF BAR INTO A DI				05-28-1992	EB				
B20210010	06-26-2020			1,535.036		0		RENO CANNABIS DISPENSA									

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	3400	Off Bldg	BL20		43,560	SF	5.36	1.00000	C	1.00	5500	1.400	422 AMITY ST		0	326,900	
1	3400	Off Bldg	BL		0.310	AC	267,400.00	1.00000	0	1.00	5500	1.400			0	116,100	
Total Card Land Units					1.31	AC	Parcel Total Land Area: 1.31					Total Land Value					443,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	77	Pharmacy			
Model	94	Commercial			
Grade	18	AA+			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	06	Board & Batten			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2	09	Pine/Soft Wood			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3260	Rest/Clubs			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Foundation					
Heat/AC	01	Heat/Ac Pkgs			
Frame Type	02	Wood Frame			
Baths/Plumbing	03	Above Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	10.00				
% Conn Wall	0.00				
1st Floor Use:	3400				
			RCN		1,543,791
			Year Built		1968
			Effective Year Built		
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		
			Depreciation %		27
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		73
			RCNLD		1,127,000
			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	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	27,600	1.50	1984		55		0.00	22,800
LT1	Lights-In W/PI	L	4	690.00	2002		35		0.00	1,000
LT1	Lights-In W/PI	L	2	690.00	2002		50		0.00	700
SHD1	Shed Frame	L	100	8.00	2002		50		0.00	400
FN5	Fence-10'Chain	L	320	13.00			100		0.00	4,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Lease Area	Floor Area	Eff Area	Unit Cost	RCN	
BAS	First Floor	4,494	4,494	4,494	248.92	1,118,639	
CTH	Cathedral Ceiling	0	1,008	101	24.94	25,141	
EAF	Attic, Expansion, Finished	328	936	328	87.23	81,645	
FOP	Porch, Open, Finished	0	125	50	99.57	12,446	
SLB	Slab	0	1,646	0	0.00	0	
UAT	Attic, Unfinished	0	900	90	24.89	22,403	
UBM	Basement, Unfinished	0	2,848	1,139	99.55	283,518	
		4,822	11,957	6,202		1,543,792	

