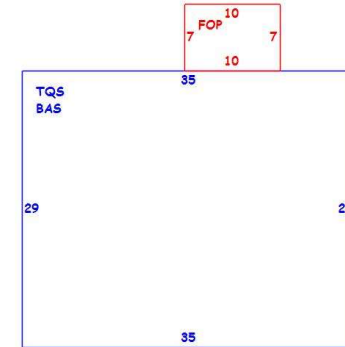


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				601 AMHERST, MA <b>VISION</b>								
LINCOLN AVENUE PARTNERS LLC C/O 289 EAST PLEASANT STREET L 206 BAY ROAD  HADLEY MA 01035			2 Public Water			ASH Type Desc	ASH Co	ASH Assessed	ASH Assessed			Total 415,400 415,400						
			3 Public Sewer			RESIDENTL RES LAND	1010 1010	216,500 198,900	216,500 198,900									
SUPPLEMENTAL DATA																		
		Alt PCL ID 11C000040	Precinct															
		Calc Front 181.7	Vote At															
		Prc_Usrfl	Tenant															
		Prc_Usrfl	Parent															
		BIDIN	PRC Creat															
		BIDOUT																
		GIS ID F_378427_2966188	Assoc PID#															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
289 EAST PLEASANT STREET LLC LINCOLN AVENUE PARTNERS LLC FULCHER, MARTIN C & FRANCES P		15071 181	02-16-2024	U	I	499,000	1B	FY	ASH C	ASH Assesse	FY	ASH C	Assessed V	FY	ASH C	ASH Assesse		
		12857 0289 1308 0110	01-16-2018 01-01-1959	Q	I	245,000 0	00	2024	1010 1010	205,500 187,600	2023	1010 1010	181,500 170,500	2022	1010 1010	159,400 155,000		
		Total						393,100		Total		352,000		Total		314,400		
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										
2024	NO	NOT OWNER OCCUP	0.00															
Total			0.00															
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		PRC Sub Div		Tracing #		Batch										
CP																		
NOTES																		
BUILDING PERMIT RECORD																		
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	
BLD19-070	04-18-2019	RE	Remodel	7,000		0		VINYL SIDING				10-18-2005	RD			15	Drive By Field Review	
BLD19-034	11-09-2018	RE	Remodel	12,000		0		INSTL SIDING, REPL				04-24-1996	EB					
BLD19-028	10-23-2018	RE	Remodel	8,900		0		WINDOWS				09-22-1986	G					
ele96-335	10-18-1995			0	04-24-1996	100	04-24-1996	RE-ROOF										
bld96-203	10-04-1995		new roof	1,100	04-24-1996	100	04-24-1996	ath fan										
ele96-231	09-06-1995	EL	Electric	0	04-24-1996	100	04-24-1996											
PIm96-54	08-28-1995	PL	Plumbing	0	04-24-1996	100	04-24-1996	service u										
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	1010	SFD	RG10		7,525 SF	24.02	1.10000	6	1.00	CP	1.000			1.0000			198,900	
Total Card Land Units					0.17 SF	Parcel Total Land Area					0.17	Total Land Value					198,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	09	C+			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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	02	Oil			
Heat Type:	06	Steam			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
FBth:	2				
HBth:	0				
Total Xtra Fixtrs					
Total Rooms:	6	6 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
Foundation					
<b>CONDO DATA</b>					
PID Complex			C		Ownr 0.0
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			304,729		
Year Built			1920		
Effective Year Built					
Depreciation Code			AV		
Remodel Rating					
Year Remodeled					
Depreciation %			30		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			70		
RCNLD			213,300		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

UGR  
 (280 sf)  
 UBM  
 (735 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
FPL3	Fireplace 2 St	B	1	4500.00	1987		70		0.00	3,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,015	1,015	1,015	147.07	149,276
FOP	Porch, Open, Finished	0	70	14	29.41	2,059
TQS	Three Quarter Story	812	1,015	812	117.66	119,421
UBM	Basement, Unfinished	0	735	147	29.41	21,619
UGR	Garage, Unfinished	0	280	84	44.12	12,354
Ttl Gross Liv / Lease Area		1,827	3,115	2,072		304,729