

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
UNIVERSITY OF MASS BUILDING AU  ONE BEACON ST 31ST FL  BOSTON MA 02108			2 Above Street	1 All Public	1 Paved		ASH Type Desc	ASH Co	Appraisec	ASH Assessed	601  AMHERST, MA  <b>VISION</b>
					5 Curb & Gutter		EXEMPT	9011	453,800	453,800	
					6 Sidewalk		EXM LAND	9011	280,300	280,300	
SUPPLEMENTAL DATA							Total		734,100	734,100	
Alt PCL ID 11A000077			Calc Front		Precinct						
Prc_Usrfl			Prc_Usrfl		Tenant						
Prc_Usrfl			Prc_Usrfl		Parent						
BIDIN			BIDOUT		PRC Creat						
GIS ID F_380552_2966998			Assoc PID#								

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
UNIVERSITY OF MASS BUILDING AUTHORI			14157 48	06-25-2021	U	I	510,000	1E	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assess		
ALPHA TAU GAMMA INC			3404 0002	07-06-1989	Q	V	168,000	UN	2024	9011	427,500	2023	9011	388,400	2022	9011	369,300		
CONNOR, D; MARCIA, H & CUSHING			2660 0064	12-19-1985			150,000			9011	264,400		9011	240,300		9011	228,700		
SMYTH, ANNE M			2177 0263	08-15-1980			69,000												
SITTER, JOHN E & DEBORAH AYER			1713 0210	06-29-1973			38,500												
Total											691,900			Total			628,700	Total	598,000

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										
2021	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)					446,600
4500					Appraised Xf (B) Value (Bldg)					2,300
					Appraised Ob (B) Value (Bldg)					4,900
					Appraised Land Value (Bldg)					280,300
					Special Land Value					0
					Total Appraised Parcel Value					734,100
					Valuation Method					C
Total Appraised Parcel Value										734,100

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
ELE17-0686	03-31-2017	EL	Electric	0		0		REWIRE POST LIGHT		08-27-2002	TM			00	Measur+Listed
ELE17-0625	03-03-2017	EL	Electric	0		0		REPL & ADD SMOKE & CARB		07-01-1993	DC				
PLM16-020	12-22-2015	PL	Plumbing	0		0		DSHWSHR							
PLM13-039	05-29-2013	PL	Plumbing	0		0		REPL WTR HTR							
ELE11-0779	06-20-2011	EL	Electric	0		0		REPL WIRING							
PLM10-008	10-23-2009	PL	Plumbing	0		0		REPL DISHWASHER							
ELE07-0299	09-08-2006	EL	Electric	0		0		SMOKE DETECTORS							

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	9011	UMass	RG10		39,696 SF	5.85	1.15000	C	1.00	4500	1.050			0	280,300	
1	9011	UMass	RG11		0.000 AC	10,000.00	1.15000	C	1.00	4500	1.050			0	0	
Total Card Land Units					0.91 AC	Parcel Total Land Area: 0.91					Total Land Value					280,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	73	Fratern/Soror			
Model	94	Commercial			
Grade	12	B+			
Stories:	1				
Occupancy	5.00				
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 Floor 1	12	Hardwood	RCN		687,040
Interior Floor 2					
Heating Fuel	02	Oil	Year Built		1915
Heating Type	05	Hot Water	Effective Year Built		
AC Type	01	None	Depreciation Code		A
Bldg Use	122C	Frat/Sorority Com	Remodel Rating		
Total Rooms			Year Remodeled		
Total Bedrms	00		Depreciation %		35
Total Baths	0		Functional Obsol		0
Foundation			External Obsol		0
Heat/AC	00	None	Trend Factor		1
Frame Type	02	Wood Frame	Condition		Average
Baths/Plumbing	02	Average	Condition %		
Ceiling/Wall	06	Ceil & Walls	Percent Good		65
Rooms/Prtns	02	Average	RCNLD		446,600
Wall Height	8.00		Dep % Ovr		
% Comn Wall	0.00		Dep Ovr Comment		
1st Floor Use:	122C		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
FPL1	Fireplace 1 St	B	1	3500.00	1982		65		0.00	2,300
FGR2	Garage-Good	L	360	45.00	1951		30		0.00	4,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Lease Area	Floor Area	Eff Area	Unit Cost	RCN	
BAS	First Floor	1,737	1,737	1,737	228.86	397,531	
CRL	Crawl	0	604	0	0.00	0	
FAT	Attic, Finished	682	1,706	682	91.49	156,083	
FBM	Basement, Finished	0	784	274	79.98	62,708	
FEP	Porch, Enclosed, Finished	0	36	29	184.36	6,637	
FOP	Porch, Open, Finished	0	127	51	91.90	11,672	
UBM	Basement, Unfinished	0	516	206	91.37	47,145	
WDK	Deck, Wood	0	232	23	22.69	5,264	
		2,419	5,742	3,002		687,040	

