Property Location: 95 PELHAM RD | MAP ID: 15A/ / 70/ / | Bldg Name: | State Use: 1010

Vision ID: 2260 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 05/03/2016 11:33

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MISTERKA, RICHARD W & DEBORAH		2 Public Water		
213 NORTH EAST ST		3 Public Sewer		
AMHERST, MA 01002				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	15A000070	Precinct	
Calc Frontag	117.2	Vote At	
		Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID:	15A-70	ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	96,300	96,300
RES LAND	1010	127,900	127,900
RESIDNTL	1010	11,300	11,300
	Total	235,500	235,500

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MISTERKA, RICHARD W & DEBORAH O	10264/ 173	08/17/2010	U	I	89,000	1A
OCICKI, JOSEPH S	1436/ 249	01/01/1964			0	
W D COWLES INC	1412/ 427	01/01/1963			0	
DARR, WILLIAM H & SUZZANE C	1100/ 455				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	96,300	2015	1010	96,300	2014	1010	96,300
2016	1010	127,900	2015	1010	127,900	2014	1010	127,900
2016	1010	11,300	2015	1010	11,300	2014	1010	11,300
	Total:	235,500		Total:	235,500		Total:	227,700

EXEMPTIONS

Year	Type	Description	Amount
2011	NO	NOT OWNER OCCUP	0.00
		Total:	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	96,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	11,300
Appraised Land Value (Bldg)	127,900
Special Land Value	0
Total Appraised Parcel Value	235,500
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**235,500**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
EA/A				

NOTES

DRAINAGE DITCH

FRONT PORCH ADDITION 5/90

ADD VINYL SIDING FY96

WAREHOUSE BLDG TAKES

ENTIRE REAR YARD-FUNC

CG LA UBM,ADDED UET UAT

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD95-429	04/03/1995			95		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/27/2005			DK	15	Drive By Field Review
07/15/2005			LT	01	Estimate
08/03/1995			EB		
02/23/1994			EB		

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	RN20				16,820	SF	7.60	1.0000	4	1.0000	1.00	EA	1.00				1.00		127,900

Total Card Land Units: 0.39 AC | Parcel Total Land Area: 0.39 AC | Total Land Value: 127,900

Property Location: 95 PELHAM RD **MAP ID:** 15A/ / 70/ / **Bldg Name:** **State Use:** 1010

Vision ID: 2260 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 05/03/2016 11:33

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	01		Ranch
Model	01		Residential
Grade	08		C
Stories	1		1 Story
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	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

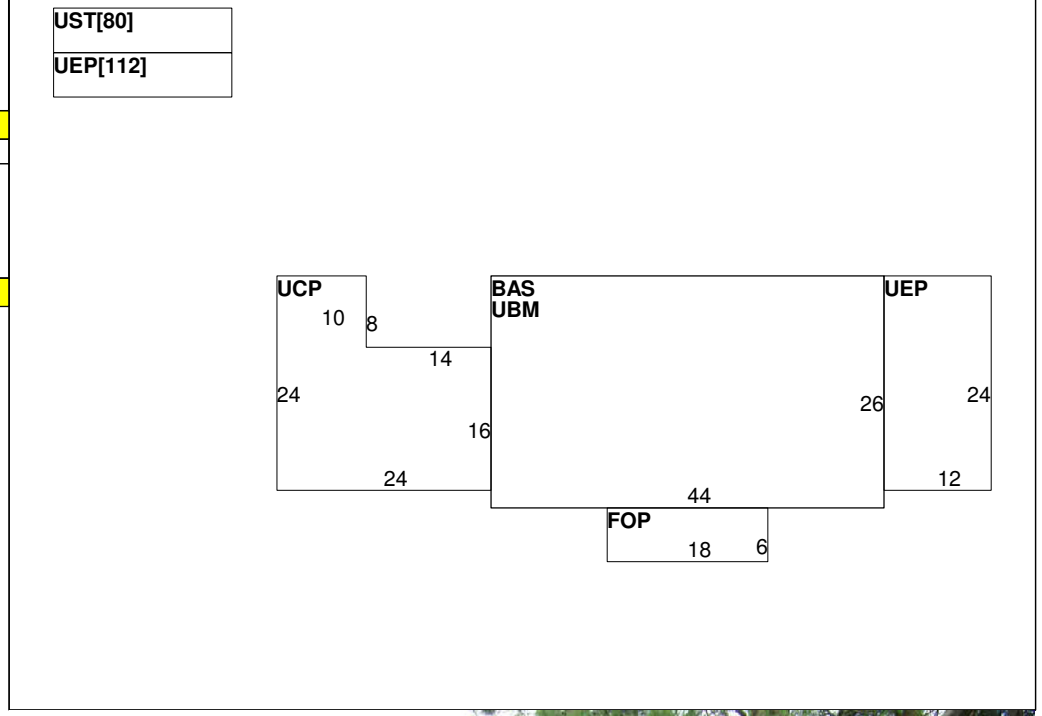
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	81.34
Replace Cost	133,804
AYB	1964
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	28
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	72
Apprais Val	96,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHP1	Work Shop Ave			L	1,500	15.00	1982		0		50	11,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,144	1,144	1,144	81.34	93,053
FOP	Porch, Open, Finished	0	108	22	16.57	1,789
UBM	Basement, Unfinished	0	1,144	229	16.28	18,627
UCP	Carport, Unfinished	0	464	46	8.06	3,742
UEP	Porch, Enclosed, Unfinished	0	400	180	36.60	14,641
UST	Utility, Storage, Unfinished	0	80	24	24.40	1,952
	Ttl. Gross Liv/Lease Area:	1,144	3,340	1,645		133,804