Property Location: 195 HEATHERSTONE RD | MAP ID: 15D/ / 127/ / | Bldg Name: | State Use: 1010

Vision ID: 229 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 03/24/2016 09:32

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
KILLOUGH, RICHARD H TRUSTEE		2 Public Water		
C/O FLAHERTY, PATRICK J & MOOR		3 Public Sewer		
195 HEATHERSTONE RD				

AMHERST, MA 01002
Additional Owners:

SUPPLEMENTAL DATA

Other ID:	15D000127	Precinct	
Calc Frontag	99.7	Vote At	
		Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID:	15D-127	ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	201,100	201,100
RES LAND	1010	141,700	141,700
Total		342,800	342,800

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FLAHERTY, PATRICK JOSEPH	122224/ 77	03/18/2016	Q	I	335,000	00
KILLOUGH, RICHARD H TRUSTEE	6518/ 319	01/28/2002	U	I	1	1A
KILLOUGH, JEAN D	5181/ 115	08/19/1997	Q	I	190,000	00
ZHU, CHUN-ZE	3610/ 79	08/27/1990	Q	I	173,000	00
PHILLIPS, NORMAN P & LEONA M	1577/ 97	07/01/1970			0	
TOMLINSON, INC	1560/ 611	10/01/1969			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	217,500	2015	1010	217,500	2014	1010	217,500
2016	1010	141,700	2015	1010	141,700	2014	1010	141,700
	Total:	359,200		Total:	359,200		Total:	348,500

EXEMPTIONS

Year	Type	Description	Amount
2016	ER	OWNER OCCUPIED	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)	196,800
Appraised XF (B) Value (Bldg)	4,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	141,700
Special Land Value	0
Total Appraised Parcel Value	342,800
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	342,800

ASSESSING NEIGHBORHOOD

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

NOTES

W-O BASEMENT HOUSE
ELEVATION
SFB CONTAINS 4 RMS + 3
FIX BATH COMPLETE FY93

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
GAS13-0261	05/22/2013	PL		0		0		HOT WTR TANK
PLM13-0388	05/22/2013	PL		0		0		HOT WTR TANK
BLD12-0022	07/12/2011	RE	Remodel	10,000		0		RE-ROOF

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/14/2015			LT	01	Estimate
10/27/2005			SS	15	Drive By Field Review
10/02/2005	02		LT	01	Estimate
02/16/2000			DB	43	Abatement Chg Reinspect
04/07/1998			DB	45	Sales Reinspection D

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				20,000	SF	6.44	1.1000	6	1.0000	1.00	EH	1.00				1.00		141,700

Total Card Land Units: 0.46 AC | Parcel Total Land Area: 0.46 AC | Total Land Value: 141,700

Property Location: 195 HEATHERSTONE RD **MAP ID:** 15D/ / 127/ / **Bldg Name:** **State Use:** 1010

Vision ID: 229 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 03/24/2016 09:32

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	03		Colonial
Model	01		Residential
Grade	13		A-
Stories	2		2 Stories
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	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	14		Carpet
Heat Fuel	03		Gas
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	3		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	7		7 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

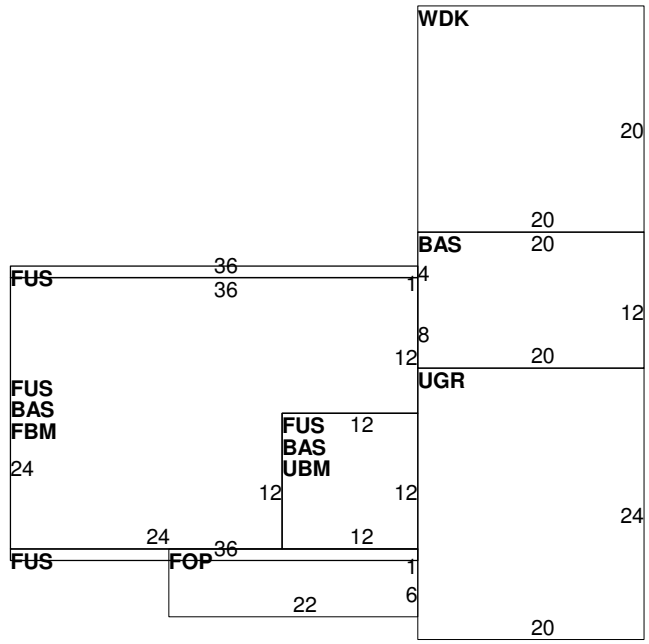
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	103.55
Replace Cost	252,354
AYB	1970
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	22
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	78
Apprais Val	196,800
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
FPL3	Fireplace 2 St			B	1	4,000.00	1992		1		100	3,100
FPO	Extra Fpl Open			B	1	1,500.00	1992		1		100	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,104	1,104	1,104	103.55	114,320
FBM	Basement, Finished	0	720	252	36.24	26,095
FOP	Porch, Open, Finished	0	132	26	20.40	2,692
FUS	Upper Story, Finished	936	936	842	93.15	87,190
UBM	Basement, Unfinished	0	144	29	20.85	3,003
UGR	Garage, Unfinished	0	480	144	31.07	14,911
WDK	Deck, Wood	0	400	40	10.36	4,142
	Ttl. Gross Liv/Lease Area:	2,040	3,916	2,437		252,354