Property Location: 19 HITCHCOCK RD | MAP ID: 14C/ / 35/ / | Bldg Name: | State Use: 1010

Vision ID: 2330 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 08/26/2016 15:49

| CURRENT OWNER | TOPO. | UTILITIES | STRT./ROAD | LOCATION |
|---|---|---|---|---|
| AMHERST COLLEGE TRUSTEES<br>C/O ROBERT CROLL<br>P O BOX 5000<br><br>AMHERST, MA 01002<br>Additional Owners: | | 2 Public Water<br>3 Public Sewer | | |

**SUPPLEMENTAL DATA**

| | | | |
|---|---|---|---|
| Other ID: | BROWN HOUSE | Precinct | |
| Calc Frontag | 95.5 | Vote At | |
| | | Tenant | |
| | | Parent | |
| BIDIN | | Created | |
| BIDOUT | | | |
| GIS ID: 14C-35 | | ASSOC PID# | |

**CURRENT ASSESSMENT**

| Description | Code | Appraised Value | Assessed Value |
|---|---|---|---|
| RESIDNTL | 1010 | 405,300 | 405,300 |
| RES LAND | 1010 | 139,100 | 139,100 |
| Total | | 544,400 | 544,400 |

601
AMHERST, MA

# VISION

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. |
|---|---|---|---|---|---|---|
| AMHERST COLLEGE TRUSTEES | 3449/ 309 | 09/22/1989 | Q | I | 332,500 | 00 |
| BROWN, MARION A | 885/ 20 | | | | 0 | |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2016 | 1010 | 405,300 | 2015 | 1010 | 405,300 | 2014 | 1010 | 405,300 |
| 2016 | 1010 | 139,100 | 2015 | 1010 | 139,100 | 2014 | 1010 | 139,100 |
| | Total: | 544,400 | | Total: | 544,400 | | Total: | 518,000 |

**EXEMPTIONS**

| Year | Type | Description | Amount |
|---|---|---|---|
| 2008 | 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) | 401,900 |
| Appraised XF (B) Value (Bldg) | 3,400 |
| Appraised OB (L) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 139,100 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 544,400 |
| Valuation Method: | C |
| Exemptions | 0 |
| Adjustment: | 0 |
| **Net Total Appraised Parcel Value** | **544,400** |

**ASSESSING NEIGHBORHOOD**

| NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch |
|---|---|---|---|---|
| CE/A | | | | |

**NOTES**

WET CELLAR-ROOF LINE
DORMER-REAR

**BUILDING PERMIT RECORD**

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|---|---|---|---|---|---|---|---|---|
| ELE06-850 | 05/18/2006 | EL | Electric | 0 | | 0 | | CHG SMOKE DETECTC |

**VISIT/ CHANGE HISTORY**

| Date | Type | IS | ID | Cd. | Purpose/Result |
|---|---|---|---|---|---|
| 10/26/2005 | | | RD | 15 | Drive By Field Review |
| 07/01/1993 | | | DC | | |

**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 | RG10 | | | | 12,000 | SF | 10.54 | 1.1000 | 7 | 1.0000 | 1.00 | CE | 1.00 | | | | 1.00 | | 139,100 |
| 1 | 1010 | Single Family | RG11 | | | | 350 | SF | 0.12 | 1.0000 | 0 | 1.0000 | 1.00 | CE | 1.00 | | | | .00 | | 0 |

Total Card Land Units: 0.28 AC | Parcel Total Land Area: 0.28 AC | Total Land Value: 139,100

**Property Location:** 19 HITCHCOCK RD **MAP ID:** 14C/ / 35/ / **Bldg Name:** **State Use:** 1010

**Vision ID:** 2330 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 08/26/2016 15:49

## CONSTRUCTION DETAIL

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Style | 52 | | Antique Coloni |
| Model | 01 | | Residential |
| Grade | 15 | | A+ |
| Stories | 2 | | 2 Stories |
| Occupancy | 1 | | |
| Exterior Wall 1 | 20 | | Brick/Masonry |
| Exterior Wall 2 | | | |
| Roof Structure | 05 | | Salt Box |
| Roof Cover | 11 | | Slate |
| 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 | 05 | | 5 Bedrooms |
| Total Bthrms | 2 | | |
| Total Half Baths | 1 | | |
| Total Xtra Fixtrs | | | |
| Total Rooms | 9 | | 9 Rooms |
| Bath Style | 02 | | Average |
| Kitchen Style | 02 | | Modern |

## CONSTRUCTION DETAIL (CONTINUED)

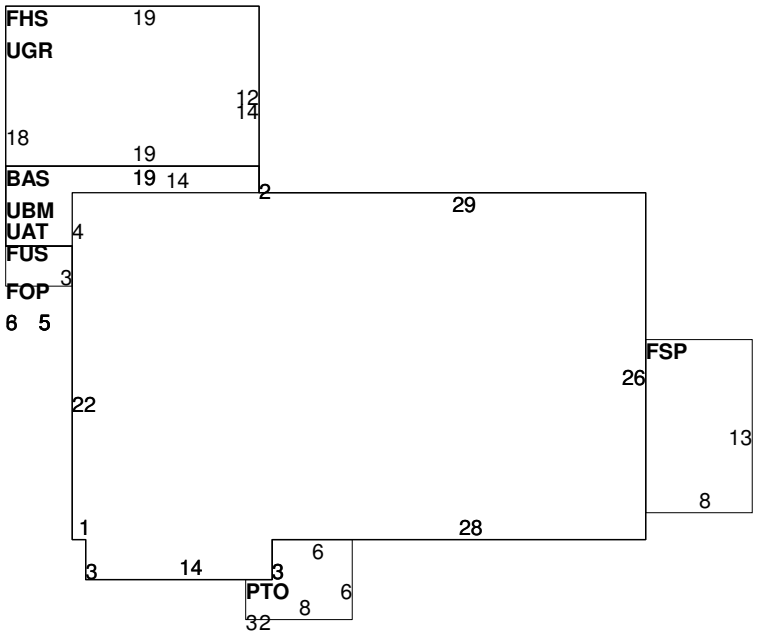
| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Foundation | | | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 1010 | Single Family | 100 |

## COST/MARKET VALUATION

| | |
|---|---|
| Adj. Base Rate: | 162.96 |
| Replace Cost | 478,453 |
| AYB | 1931 |
| Dep Code | VG |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | 16 |
| Functional Obslnc | 0 |
| External Obslnc | 0 |
| Cost Trend Factor | |
| Condition | |
| % Complete | |
| Overall % Cond | 84 |
| Apprais Val | 401,900 |
| 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 | 1998 | | 1 | | 100 | 3,400 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|---|---|---|---|---|---|---|
| BAS | First Floor | 1,218 | 1,218 | 1,218 | 162.96 | 198,486 |
| FHS | Half Story, Finished | 157 | 286 | 157 | 89.46 | 25,585 |
| FOP | Porch, Open, Finished | 0 | 15 | 3 | 32.59 | 489 |
| FSP | Porch, Screen, Finished | 0 | 104 | 26 | 40.74 | 4,237 |
| FUS | Upper Story, Finished | 1,218 | 1,218 | 1,096 | 146.64 | 178,605 |
| PTO | Patio | 0 | 42 | 2 | 7.76 | 326 |
| UAT | Attic, Unfinished | 0 | 1,218 | 122 | 16.32 | 19,881 |
| UBM | Basement, Unfinished | 0 | 1,218 | 244 | 32.65 | 39,762 |
| UGR | Garage, Unfinished | 0 | 228 | 68 | 48.60 | 11,081 |
| | Ttl. Gross Liv/Lease Area: | 2,593 | 5,547 | 2,936 | | 478,453 |