

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SHAFIE FAMILY TR THE			2 Public Water			ASH Type Desc	ASH Co	ASH Assessed	ASH Assessed
			3 Public Sewer			RESIDENTL	1010	283,400	283,400
99 WILDFLOWER DR		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	200,100	200,100
AMHERST MA 01002		Alt PCL ID 11A000044 Calc Front 183.2		Precinct Vote At Tenant Parent PRC Creat		Total		483,500	483,500
		GIS ID F_379806_2966504		Assoc PID#					

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SHAFIE FAMILY TR THE		11728 0340	08-20-2014	U	I	170,000	1 1A	FY	ASH C	ASH Assesse	FY	ASH C	Assessed V	FY	ASH C	ASH Assesse	
SHAFIE ARDESTANI, REZA & SHOHREH		5997 0307	08-02-2000	Q	I	170,000	00	2024	1010	217,200	2023	1010	186,900	2022	1010	164,700	
FLADL, PETER & CARMONA, AMANDA		5997 0305	08-02-2000	U	I	170,000	1 1A		1010	188,800		1010	171,600		1010	156,000	
CARMONA, LUIS & ET AL		5066 0296	02-25-1997	U	I	124,000	1 1A										
CARMONA, LUIS & BOSCH, MARTA B		5001 0322	10-30-1996	Q	I	124,000	00										
Total								406,000		Total		358,500		Total		320,700	

EXEMPTIONS				OTHER ASSESSMENTS				
EXE Yr	Ex Cod	Exemption Type	EXE Amount	Other	Other Descr	Other #	Other \$	Com Int
2008	NO	NOT OWNER OCCUP	0.00					
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	PRC Sub Div	Tracing #	Batch	
CP					

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	274,300
Appraised Xf (B) Value (Bldg)	3,200
Appraised Ob (B) Value (Bldg)	5,900
Appraised Land Value (Bldg)	200,100
Special Land Value	0
Total Appraised Parcel Value	483,500
Valuation Method	C
Total Appraised Parcel Value	483,500

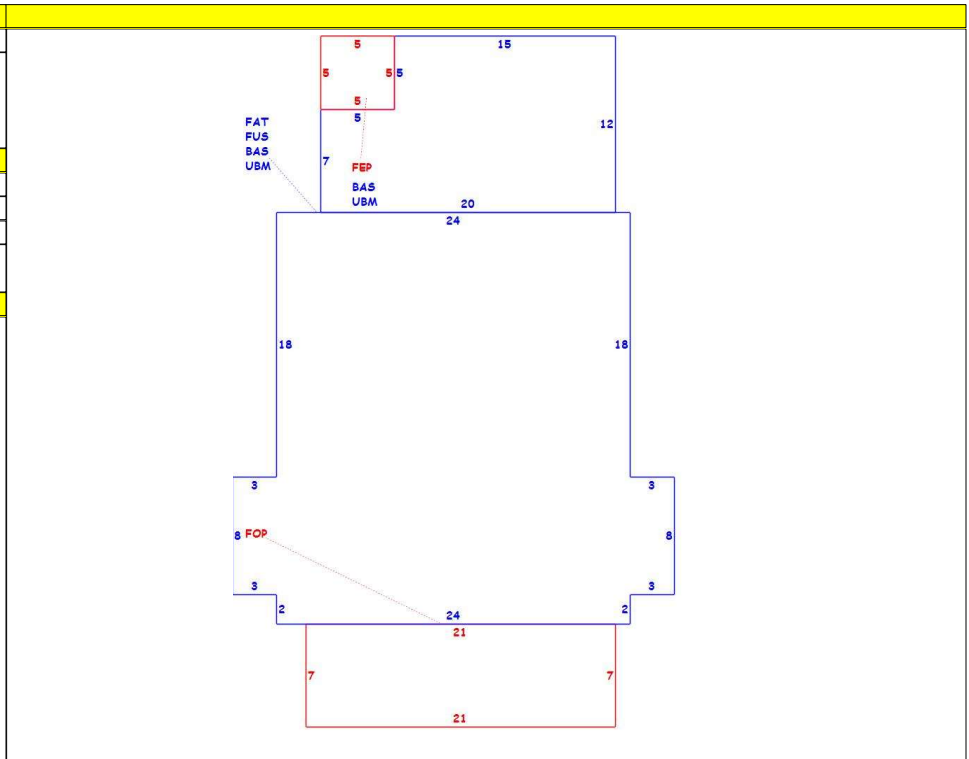
NOTES	
ROOMERS ALTERATIONS 1969	FRAT AREA-ADD ECON DEPR
NEW LENNOX PULSE FURNACE,	BECAUSE SFR
OLD KIT AND BATHS-GOOD	FY06 FOP SAGS
COND FOR RENTAL PROP AT	
TIME OF 1996 PURCH FY97	
CGS -LOCATED IN RENTAL	

BUILDING PERMIT RECORD								
Permit Id	BPE Issue	Permit T	BPE Desc	BPE Amoun	Insp Date	% Comp	BPE Date C	BPE Notes
BP-24-860	08-30-2024	RS	Residential	10,999		0		STRIP & RPLC ROOF
BP-24-193	03-28-2024	RS	Residential	13,000		0		3RD FLR RENOVATION
BLD13-077	05-28-2013	RE	Remodel	0		0		REPL 42 WINDOWS
BLD99-279	10-05-1998	RE	Remodel	8,200		0		STRIP/REP

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
06-21-2024	AA			02	Informal Review Inspection
02-02-2006	DB	01	1	43	Abatement Chg Reinspec
10-20-2005	SS			15	Drive By Field Review
08-01-2001	DB			10	Refusal Letter Request No
01-08-1997	EB				
12-03-1992	EB				

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		8,712 SF	20.88	1.10000	7	1.00	CP	1.000		1.0000		200,100
Total Card Land Units					0.20 SF	Parcel Total Land Area					0.20	Total Land Value			200,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Farmhouse			
Model	01	Residential			
Grade:	13	A-			
Stories:	2	2 Stories			
Occupancy					
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 Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
FBth:	2				
HBth:	0				
Total Xtra Fixtrs					
Total Rooms:	8	8 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
Foundation					
<b>CONDO DATA</b>					
PID Complex		C	Owne	0.0	
Adjust Type			B	S	
Code		Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			391,884		
Year Built			1890		
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			274,300		
Dep % Ovr					
Dep Ovr Comment					
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	% Gd	Grade	Grade Adj.	Appr. Value
FPL3	Fireplace 2 St	B	1	4500.00	1975		70		0.00	3,200
FGR4	Garage w Lft A	L	420	28.00	1966		50		0.00	5,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	935	935	935	189.41	177,096
FAT	Attic, Finished	252	720	252	66.29	47,731
FEP	Porch, Enclosed, Finished	0	25	18	136.37	3,409
FOP	Porch, Open, Finished	0	147	29	37.37	5,493
FUS	Upper Story, Finished	720	720	648	170.47	122,736
UBM	Basement, Unfinished	0	935	187	37.88	35,419
Ttl Gross Liv / Lease Area		1,907	3,482	2,069		391,884

