

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
EV REALTY TRUST BARRY L ROBERTS TR P O BOX 678 AMHERST MA 01004-0678		1 Level 4 Rolling	1 All Public	1 Paved 5 Curb & Gutter 6 Sidewalk	4 Bus. District	ASH Type Desc COMMERC. COM LAND	ASH Co 3222 3222	Appraisec 3,616,700 285,600	ASH Assessed 3,616,700 285,600	601 AMHERST, MA
SUPPLEMENTAL DATA										
Alt PCL ID 12-44 NORTH PLEASANT Calc Front 272.2 Prc_Usrfld Prc_Usrfld BIDIN: BIDIN: BIDOUT GIS ID F_380497_2963736		Precinct Vote At Tenant Parent PRC Creat Assoc PID#		Total 3,902,300 3,902,300						

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assess	FY	ASH C	ASH Assess					
EV REALTY TRUST	4973	0232	09-16-1996	U	I	1,768,650	1G	2024	3222	3,424,600	2023	3222	3,112,200	2022	3222	2,968,100
FIRST NATIONAL BANK OF AMHERST	2090	0214	04-11-1979	U	V	750	1N		3222	269,400			244,900			233,200
FIRST NATIONAL BANK	0844	0081	01-01-1930	U	I	0	1N	Total 3,694,000 Total 3,357,100 Total 3,201,300								
JONES LIBRARY INC	0833	0138	02-01-1927	U	V	0	1N									

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY							
EXE Yr	Ex Cod	Exemption Type	EXE Amount	Other	Other Descr	Other #	Other \$	Com Int	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
									3,553,700	59,600	3,400	285,600	0	3,902,300	C
Total			0.00												

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	PRC Sub Div	Tracing #	Batch	
5500					

NOTES					
ADTN 1965; 1970; 1979					
FKA BANK/ REST/ OFFICES					
COMB 14A-37, 39 & 319 FY98 DWB					
UBM TO FBM, ADD FOP, CG DEP FY98					
ABT-REM ATM FY94					
24# HIGH HORSE BREWING & DINING					
2011 I&E RENT EST DWB					
30# ALLAN N SHARPE ATY AT LAW					

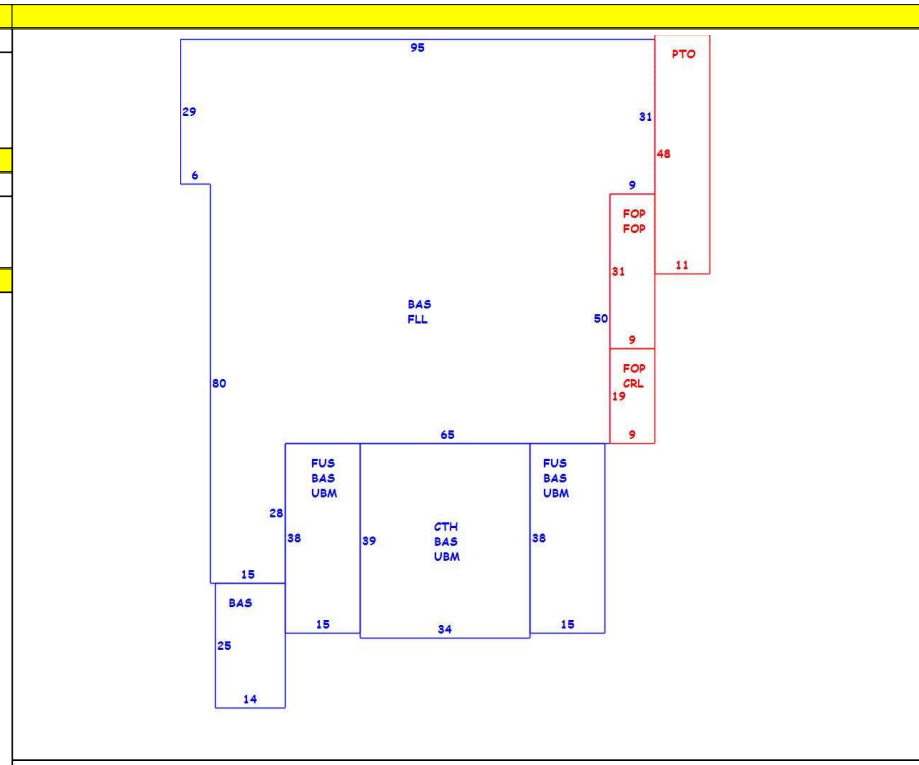
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	BPE Issue	Permit T	BPE Desc	BPE Amoun	Insp Date	% Comp	BPE Date C	BPE Notes	Date	Id	Type	Is	Cd	Purpost/Result
BP-23-678	06-29-2023	CM	Commercial	374		0		MAKING SIGN INSERT TO SL	06-04-2024	KM	02		04	Permit Review Estimated
BP-23-252	03-31-2023	CM	Commercial	12,000		0		1 SIGN 17X178, 1 SIGN 70X8	06-20-2023	KM	02		03	Permit Review
BP-23-167	02-23-2023	CM	Commercial	26,500		0		PREPARE FORMER HIGHOR	09-24-2002	TM			00	Measur+Listed
BP-21-482	11-24-2021	CM	Commercial	5,000		0		REPLACE BLDNG SIGNAGE	06-27-1997	EB				
BP-21-73	07-21-2021	CM	Commercial	90,000		0		RENO PER PLANS, CO 4/21/	05-01-1996	EB				
GAS20-000	08-06-2019	PL	Plumbing	0		0		REPL BOILER	06-09-1992	EB				
GAS18-014	02-21-2018	PL	Plumbing	0		0		GRILLE, OVEN #24						

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	3222	Com Bldg	BG10		14,858 SF	13.73	1.00000	C	1.00	5500	1.400			0	285,600
Total Card Land Units					0.34 AC	Parcel Total Land Area: 0.34					Total Land Value 285,600				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	19	Profess. Bldg			
Model	94	Commercial			
Grade	15	A+			
Stories:	2				
Occupancy	6.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	11	Slate			
Interior Wall 1	03	Plaster/Skimc			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	06	Steam			
AC Type	03	Central			
Bldg Use	3222	Com Bldg			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Foundation					
Heat/AC	02	Heat/Ac Split			
Frame Type	03	Masonry			
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	14.00				
% Conn Wall	0.00				
1st Floor Use:	3220				

MIXED USE		
Code	Description	Percentage
3222	Com Bldg	100
		0
		0

COST / MARKET VALUATION	
RCN	3,992,904
Year Built	1928
Effective Year Built	
Depreciation Code	E
Remodel Rating	04
Year Remodeled	2016
Depreciation %	11
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	89
RCNLD	3,553,700
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	% Good	Grade	Grade Adj	Appr. Value
ELV2	Pass Elev	B	2	20000.00	1995		89		0.00	35,600
SGN1	Sign-1 Sd W/M	L	60	22.00	1990		50		0.00	700
PAV1	Paving-Asphalt	L	2,600	1.50	1965		70		0.00	2,700
MEZ3	Mezzanine w P	B	1,216	18.00	1995		89		0.00	19,500
CLR1	Cooler	B	252	20.00	1995		89		0.00	4,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Lease Area	Floor Area	Eff Area	Unit Cost	RCN	
BAS	First Floor	10,169	10,169	10,169	223.15	2,269,258	
CRL	Crawl	0	171	0	0.00	0	
CTH	Cathedral Ceiling	0	1,326	133	22.38	29,680	
FLL	Finished Lower Level	5,147	7,353	5,147	156.21	1,148,576	
FOP	Porch, Open, Finished	0	729	292	89.38	65,161	
FUS	Upper Story, Finished	1,140	1,140	1,140	223.15	254,396	
PTO	Patio	0	528	26	10.99	5,802	
UBM	Basement, Unfinished	0	2,466	986	89.23	220,030	
		16,456	23,882	17,893		3,992,903	

