

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
70 UNIVERSITY DR LLC BARRY L ROBERTS MGR P O BOX 2233 AMHERST MA 01004-2233						ASH Type Desc	ASH Co	Appraisec	ASH Assessed	601 AMHERST, MA
						RESIDENTL	0112	5,596,260	5,596,260	
						RES LAND	0112	372,300	372,300	VISION
		SUPPLEMENTAL DATA			COMMERC.	0340	294,540	294,540		
		Alt PCL ID 13B000033 Calc Front 593.2 Prc_Usrfld Prc_Usrfld BIDIN BIDOUT GIS ID F_377290_2962117			COM LAND	0340	17,000	17,000		
		Precinct Vote At Tenant Parent PRC Creat Assoc PID#			Total		6,280,100	6,280,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
70 UNIVERSITY DR LLC		13137 0315	11-26-2018	U	V	1	1A	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assess
UDRIVE LLC		12997 0278	06-27-2018	U	V	660,000	1V	2024	0112	5,289,695	2023	0112	5,030,155	2022	0112	4,550,785
IDREES, MOHAMMAD & SHAKEELA YASME		9476 0082	05-06-2008	U	I	1	1A		0112	354,060		0112	326,320		0112	313,020
IDREES, MOHAMMAD		7191 0080	05-12-2003	U	I	231,000	1L		0340	278,405		0340	264,745		0340	239,515
LINCOLN LAND & TIMBER CO INC		2931 0239	03-20-1987	U		350,000			0340	16,040		0340	14,580		0340	13,880
		Total						Total		5,938,200	Total		5,635,800	Total		5,117,200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor							
EXE Yr	Ex Cod	Exemption Type	EXE Amount	Other	Other Descr	Other #	Other \$	Com Int							
2022	NO	NOT OWNER OCCUP	0.00												
Total			0.00												

ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY				
Nbhd	Nbhd Name	PRC Sub Div	Tracing #	Batch				
5500					Appraised Bldg. Value (Card)			5,806,700
					Appraised Xf (B) Value (Bldg)			84,100
					Appraised Ob (B) Value (Bldg)			0
					Appraised Land Value (Bldg)			389,300
					Special Land Value			0
					Total Appraised Parcel Value			6,280,100
					Valuation Method			C
					Total Appraised Parcel Value			6,280,100

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-22-554	06-14-2022	CM	Commercial	48,000		0		REPLACE WALKWAY, STAIR	07-27-2020	ED	01	1	05	Measur/New Under Constr Office Review	
ELE20-0164	08-27-2019	EL	Electric	10,000		0		EL CAR CHARGERS	12-31-1986	A			11		
ELE20-0074	07-31-2019	EL	Electric	0		0		INSTL CONDUTOR FROM VA							
ELE20-0010	07-03-2019	EL	Electric	0		0		INSTL INTERCOM,36 UNITS							
ELE19-0812	06-11-2019	EL	Electric	0		0		LIGHTS,OUTLETS							
ELE19-0809	06-11-2019	EL	Electric	0		0		INSTL CAMERAS							
ELE19-0769	05-13-2019	EL	Electric	0		0		ROUGH & FIN EL 36 UNITS E							

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	0112	Over 8	BL20		20,000 SF	10.56	1.15000	C	1.00	5500	1.400	PARCEL 2		0	340,000
1	0112	Over 8	BL21		3.520 AC	10,000.00	1.00000	0	1.00	5500	1.400	PARCEL 2		0	49,300
Total Card Land Units					3.98 AC	Parcel Total Land Area: 3.98					Total Land Value				389,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	14	Apartments			
Model	94	Commercial			
Grade	20	AAA+			
Stories:	3				
Occupancy	37.00				
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 Floor 1	09	Pine/Soft Wood			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	0112	Over 8			
Total Rooms	90				
Total Bedrms	60				
Total Baths	36				
Foundation	04	Concrete			
Heat/AC	01	Heat/Ac Pkgs			
Frame Type	02	Wood Frame			
Baths/Plumbing	03	Above Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	10.00				
% Conn Wall					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
0112	Over 8	95
0340	Office	5
		0

COST / MARKET VALUATION	
RCN	6,048,644
Year Built	2019
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	4
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	96
RCNLD	5,806,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

FUS
(10,785 sf)

FUS
(10,785 sf)

BAS
(10,475 sf)

UBM
(2,440 sf)

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	3	20000.00	2017		96		0.00	57,600
SPR1	Sprinklers-Wet	B	34,485	0.80	2017		96		0.00	26,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Lease Area	Floor Area	Eff Area	Unit Cost	RCN
BAS	First Floor	10,475	10,475	10,475	183.18	1,918,765
FUS	Upper Story, Finished	21,570	21,570	21,570	183.18	3,951,100
UBM	Basement, Unfinished	0	2,440	976	73.27	178,779
		32,045	34,485	33,021		6,048,644

