

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				601 AMHERST, MA								
HUANG CELIA & CHEN XIAO WEI 14 PHINNEY RD LEXINGTON MA 02421			2 Public Water			ASH Type Desc	ASH Co	ASH Assessed	ASH Assessed			VISION						
			3 Public Sewer			RESIDENTL RES LAND	1050 1050	753,200 204,400	753,200 204,400									
SUPPLEMENTAL DATA						Total		957,600	957,600									
Alt PCL ID 11A000037		Calc Front 58.5		Precinct		Vote At		Tenant										
Prc_Usrflid		Prc_Usrflid		Parent		PRC Creat		Assoc PID#										
GIS ID F_379803_2966776																		
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HUANG CELIA & CHEN XIAO WEI			14970 157	09-26-2023	Q	I	995,000	00	FY	ASH C	ASH Assesse	FY	ASH C	Assessed V	FY	ASH C	ASH Assesse	
KNIGHT REALTY GROUP LLC STEPHAN GH			12704 0092	08-01-2017	U	I	10	1B	2024	1050	271,800	2023	1050	236,400	2022	1050	216,500	
KNIGHT PROPERTIES LLC			8555 0050	12-14-2005	U	I	10	1A		1050	192,900		1050	175,500		1050	159,500	
GHARABEGIAN, STEPHAN			8555 0034	12-14-2005	U	I	10	1A										
COLLEGE ST PROPERTIES LLC			8087 0206	12-01-2004	U	I	10	1A										
		Total								464,700	Total	411,900	Total			376,000		
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										
2023	NO	NOT OWNER OCCUP	0.00															
			Total															
			0.00															
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY						
Nbhd		Nbhd Name		PRC Sub Div		Tracing #		Batch		Appraised Bldg. Value (Card)						735,200		
CP										Appraised Xf (B) Value (Bldg)						18,000		
										Appraised Ob (B) Value (Bldg)						0		
										Appraised Land Value (Bldg)						204,400		
										Special Land Value						0		
										Total Appraised Parcel Value						957,600		
										Valuation Method						C		
										Total Appraised Parcel Value						957,600		
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-24-551	06-10-2024	RS	Residential	15,999		0		NEW ROOF				10-15-2024	KM	02		46	Sales Data Review	
BLD20-017	08-14-2019	RE	Remodel	700		0		REBLD STAIRS,COVER				07-21-2017	LT			01	Estimate	
BLD19-067	04-08-2019	RE	Remodel	500		0		ROOF SIDE OF PORCH				10-20-2005	SS			15	Drive By Field Review	
BLD17-088	06-05-2017	RE	Remodel	325		0		REPR PORCH				06-30-1983	A					
ZBA15-000	09-25-2014	RS	Residential	0		0		REPR ROOF										
BLD15-014	08-05-2014	RE		1,000		0		CHG 3FAM TO 4FAM										
ELE14-0809	05-22-2014	EL	Electric	0		0		REPR FIRE ESCAPE										
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	1050	Three Fam	RG10		12,000 SF	15.33	1.10000	7	1.00	CP	1.000				1.0000			202,300
1	1050	Three Fam	RG11		14,952 SF	0.14	1.00000	0	1.00	CP	1.000				1.0000			2,100
Total Card Land Units					0.62 SF	Parcel Total Land Area					0.62	Total Land Value					204,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	37	Three family			
Model	01	Residential			
Grade:	20	AAA+			
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	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	09	9+ Bedrooms			
FBth:	3				
HBth:	0				
Total Xtra Fixtrs					
Total Rooms:	14	14 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
Foundation					

CONDO DATA			
PID Complex		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	816,906
Year Built	1900
Effective Year Built	
Depreciation Code	EX
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	90
RCNLD	735,200
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
KIT3	Kitchen Ex	B	2	10000.00	1900		90		0.00	18,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,344	1,344	1,344	223.20	299,979
FHS	Half Story, Finished	739	1,344	739	122.73	164,944
FOP	Porch, Open, Finished	0	442	88	44.44	19,641
FUS	Upper Story, Finished	1,344	1,344	1,210	200.94	270,070
UBM	Basement, Unfinished	0	1,344	269	44.67	60,040
UOP	Porch, Open, Unfinished	0	64	10	34.87	2,232
Ttl Gross Liv / Lease Area		3,427	5,882	3,660		816,906

