Property Location: 194 COLLEGE ST | MAP ID: 14B/ / 151/ / | Bldg Name: | State Use: 1040

Vision ID: 2786 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 07/28/2016 16:07

CURRENT OWNER

EAST PLEASANT STREET PARTNERS
C/O EAGLECREST PROPERTY MNGM
10 GATEHOUSE RD SUITE 125

AMHERST, MA 01002
Additional Owners:

TOPO. / UTILITIES / STRT./ROAD / LOCATION

	2 Public Water		
	3 Public Sewer		

SUPPLEMENTAL DATA

Other ID: 14B000151
Calc Frontag 82.4
BIDIN
BIDOUT
GIS ID: 14B-151

Precinct
Vote At
Tenant
Parent
Created
ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1040	150,900	150,900
RES LAND	1040	107,500	107,500
Total		258,400	258,400

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
EAST PLEASANT STREET PARTNERS LLC	10981/ 179	07/20/2012	Q	I	225,000	00
MYERS, FREDERICK & ILSA D.	2160/ 153	05/01/1980	Q		42,500	
SULLIVAN, JOHN P & MARY ANN	2002/ 282	01/19/1978			0	
SULLIVAN, JOHN P & MARY E	1874/ 74	02/27/1976			0	
SULIVAN, MARY E & ANNA M	930/ 65				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1040	150,900	2015	1040	150,900	2014	1040	150,900
2016	1040	107,500	2015	1040	107,500	2014	1040	107,500
	Total:	258,400		Total:	258,400		Total:	253,600

EXEMPTIONS

Year	Type	Description	Amount
2012	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)	150,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	107,500
Special Land Value	0
Total Appraised Parcel Value	258,400
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	258,400

ASSESSING NEIGHBORHOOD

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

NOTES

DEMO OUTBLDGS 10/93 FY95

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
GAS15-0193	01/09/2015	PL	Plumbing	0		0		INSTL BOOSTER
PLM15-0256	01/09/2015	PL	Plumbing	0		0		REPL WTR HTR, CROS
BLD10-0131	08/19/2009	RE	Remodel	3,300		0		RE-ROOF
BLD02-429	01/25/2002	RE	Remodel	13,000		0		INSTALL VINYL SIDIN
BLD99-301	10/14/1998	RE	Remodel	4,530		0		REPL WIND
D94-4	10/23/1993			1		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/08/2012			LT	46	Review From Sales Data Sl
10/18/2005			RD	15	Drive By Field Review
01/26/2000			DB	10	Refusal Letter Request No
08/18/1994			EB		

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	1040	Two Family	RG10				12,000	SF	10.54	0.8500	3	1.0000	1.00	CE	1.00				1.00		107,500
1	1040	Two Family	RG11				250	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: 107,500

Property Location: 194 COLLEGE ST **MAP ID:** 14B/ / 151/ / **Bldg Name:** **State Use:** 1040

Vision ID: 2786 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 07/28/2016 16:07

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	10		Family Duplex
Model	01		Residential
Grade	11		B
Stories	2		2 Stories
Occupancy	2		
Exterior Wall 1	25		Vinyl Siding
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	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	8		8 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

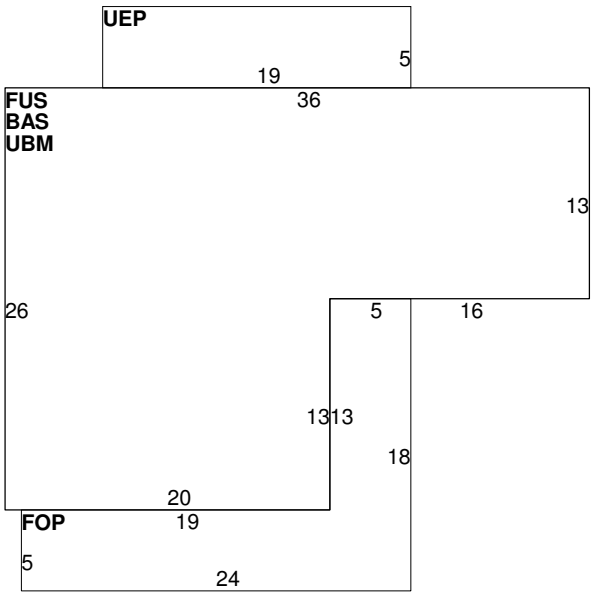
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1040	Two Family	100

COST/MARKET VALUATION

Adj. Base Rate:	133.97
Replace Cost	215,555
AYB	1900
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	30
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	70
Apprais Val	150,900
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	728	728	728	133.97	97,529
FOP	Porch, Open, Finished	0	185	37	26.79	4,957
FUS	Upper Story, Finished	728	728	655	120.53	87,749
UBM	Basement, Unfinished	0	728	146	26.87	19,559
UEP	Porch, Enclosed, Unfinished	0	95	43	60.64	5,761
	Ttl. Gross Liv/Lease Area:	1,456	2,464	1,609		215,555