

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				601 AMHERST, MA						
UNIVERSITY OF MASS FOUNDATION			1 All Public			ASH Type Desc	ASH Co	Appraisec	ASH Assessed			VISION				
ONE BEACON ST 32ND FL		SUPPLEMENTAL DATA				EXEMPT	9050	3,777,400	3,777,400							
BOSTON MA 02108		Alt PCL ID 11A000030 Calc Front 138.9 Prc_Usrflid Prc_Usrflid BIDIN BIDOUT GIS ID F_379991_2966911				EXM LAND		9050	460,000							
						Total		4,237,400	4,237,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
UNIVERSITY OF MASS FOUNDATION INC		12557 0198	02-22-2017	U	I	1	1B	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assess
RESEARCH SUPPORT FUND		5955 0264	06-08-2000	U	I	495,000	10	2024	9050	3,576,700	2023	9050	3,285,000	2022	9050	3,133,000
PI KAPPA ALPHA HOLDING CORP		1989 0016	11-02-1977			125,000			9050	445,300		9050	423,300		9050	403,200
TAU EPSILON PHI FRATERNITY		1989 0013	11-02-1977			0										
TAU EPSILON PHI INC		1679 0210	01-02-1973			0										
						Total		4,022,000	Total	3,708,300	Total	3,536,200				
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 \$									
										APPRAISED VALUE SUMMARY						
Total			0.00						Appraised Bldg. Value (Card) 3,711,600							
									Appraised Xf (B) Value (Bldg) 65,800							
									Appraised Ob (B) Value (Bldg) 0							
									Appraised Land Value (Bldg) 460,000							
									Special Land Value 0							
									Total Appraised Parcel Value 4,237,400							
									Valuation Method C							
									Total Appraised Parcel Value 4,237,400							
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-24-1149	11-27-2024	RS	Residential	38,000		0		RPLC LOWER LEVEL DR TO		04-23-2001	LT			03	Building Permit Review	
BP-24-1148	11-27-2024	RS	Residential	32,560		0		RPLC LOWER ENTRANCE D		01-19-2000	DB			43	Abatement Chg Reinspec	
BP-21-154	08-19-2021	00	Undefined			0		ROOF TOP SOLAR PANELS		02-12-1998	DB			43	Abatement Chg Reinspec	
ELE19-0211	09-18-2018	EL	Electric	0		0		REPL INVERTER		07-10-1997	EB					
ELE18-0561	02-06-2018	EL	Electric	0		0		EL LOW VOLTAGE WIRING		08-29-1995	EB					
BLD18-050	12-27-2017	RE	Remodel	7,000		0		FENCE		08-11-1994	EB					
ELE17-0356	11-03-2016	EL	Electric	0		0		TELD-DATA CABLING								
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	9052	Charitable C	RG10		12,000 SF	15.33	1.00000	5	1.00	5500	1.400			0		257,500
1	9052	Charitable C	RG11		0.960 AC	131,000.00	1.15000	0	1.00	5500	1.400			0		202,500
Total Card Land Units					1.24 AC	Parcel Total Land Area: 1.24					Total Land Value					460,000

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	19	Profess. Bldg									
Model:	94	Commercial									
Grade:	17	AA									
Stories:	3										
Occupancy											
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	12	Hardwood				RCN		3,948,485			
Interior Floor 2											
Heating Fuel	02	Oil				Year Built		2003			
Heating Type	04	Forced Air-Duc				Effective Year Built					
AC Type	03	Central				Depreciation Code		E			
Bldg Use	9052	Charitable C				Remodel Rating					
Total Rooms						Year Remodeled					
Total Bedrms	00					Depreciation %		6			
Total Baths	0					Functional Obsol		0			
Foundation						External Obsol		0			
Heat/AC	01	Heat/Ac Pkgs				Trend Factor		1			
Frame Type	02	Wood Frame				Condition					
Baths/Plumbing	03	Above Average				Condition %					
Ceiling/Wall	06	Ceil & Walls				Percent Good		94			
Rooms/Prtns	03	Above Average				RCNLD		3,711,600			
Wall Height	0.00					Dep % Ovr					
% Comn Wall	12.00					Dep Ovr Comment					
1st Floor Use:	9052					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	
ELEV	Comm Elev	B	1	70000.00	2012		94		0.00	65,800	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Lease Area	Floor Area	Eff Area	Unit Cost	RCN					
BAS	First Floor	5,695	5,695	5,695	212.19	1,208,439					
FUS	Upper Story, Finished	11,373	11,373	11,373	212.19	2,413,270					
UBM	Basement, Unfinished	0	3,850	1,540	84.88	326,777					
		17,068	20,918	18,608		3,948,486					

UBM
(3,850 ±f)

BAS
(5,695 ±f)

FUS
(5,747 ±f)

FUS
(5,626 ±f)