

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CO-ED REALTY LLC CLIFFORD W LARAWAY MGR 900 RIVERDALE ST STE 127 W SPRINGFIELD MA 01089		3 Below Street 4 Rolling	1 All Public	1 Paved 5 Curb & Gutter 6 Sidewalk		ASH Type Desc RESIDENTL RES LAND	ASH Co 1040 1040	ASH Assessed 416,100 204,200	ASH Assessed 416,100 204,200	601 AMHERST, MA
SUPPLEMENTAL DATA										
		Alt PCL ID 11C000118 Calc Front 88.1 Prc_Usrfl Prc_Usrfl BIDIN BIDOUT BIDOUT: GIS ID F_380235_2966464		Precinct Vote At Tenant Parent PRC Creat Assoc PID#		Total 620,300 620,300				

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CO-ED REALTY LLC BIDDLE, DAVID W BIDDLE, MICHAELLE BIDDLE, DAVID W PATRIQUIN, CALVIN C & JOAN L		11385 8695 2155 2049 1588	0175 0223 0100 0232 0242	07-16-2013 04-28-2006 03-28-1980 08-28-1978 01-15-1971	U U U U U	I I I I I	401,700 1 30,000 130,000 0	1L 1A	FY	ASH C	ASH Assesse	FY	ASH C	Assessed V	FY	ASH C	ASH Assesse
								2024	1040 1040	374,800 192,600	2023	1040 1040	323,800 175,100	2022	1040 1040	294,600 159,200	
								Total		567,400	Total		498,900	Total		453,800	

EXEMPTIONS				OTHER ASSESSMENTS				
EYE Yr	Ex Cod	Exemption Type	EXE Amount	Other	Other Descr	Other #	Other \$	Com Int
2013	NO	NOT OWNER OCCUP	0.00					
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

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

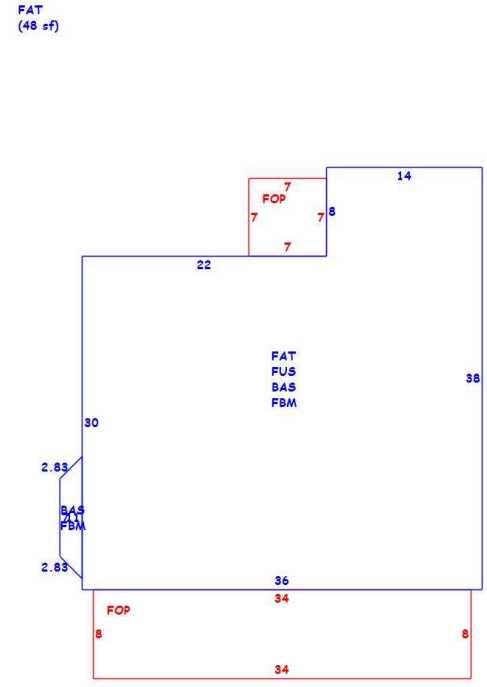
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	416,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	204,200
Special Land Value	0
Total Appraised Parcel Value	620,300
Valuation Method	C
Total Appraised Parcel Value	620,300

NOTES	
SEE 11C-16; DRMRS FRNT9' REAR8' 98 CONVTD TO 2-FAM FY2008 ZBA88-52 ALLOW SORORITY TO FRAT ZBA92-66 CONT FRAT ZBA 95-4 RENEW ZBA 92-66 100% REMOD FY98 ZBA05-040 DENY ALPHA EPSILON PI FRATERNI	

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
ELE18-0516	01-19-2018	EL	Electric	0		0		MISC WIRING	08-28-2002	TM			01	Estimate
BLD17-013	08-12-2016	RE	Remodel	1,175		0		INSTL FIRE ALARM	06-18-1997	EB				
ELE16-0887	06-01-2016	EL	Electric	0		0		COMMUNICATOR	08-27-1996	EB				
BLD16-093	05-09-2016	RE	Remodel	8,000		0		ADD SMOKE TO CENTRAL	08-11-1994	EB				
ZBA16-000	09-10-2015	RS	Residential	0		0		SYSTEM						
BLD15-006	07-17-2014	RE	Remodel	1,400		0		REMOV & RPL NON						
ZBA14-002	03-27-2014	RS	Residential	0		0		BEARING WALL						

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	1040	Two Fam	RG		16,200 SF	11.46	1.10000	7	1.00	CP	1.000		1.0000		204,200
Total Card Land Units					0.37 SF	Parcel Total Land Area					0.37	Total Land Value			204,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	10	Family Duplex			
Model:	01	Residential			
Grade:	12	B+			
Stories:	2				
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	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	06	Steam			
AC Type:	01	None			
Total Bedrooms	06	6 Bedrooms			
FBth:	3				
HBth:	0				
Total Xtra Fixtrs					
Total Rooms:	12				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
Foundation	01	Stone			
			CONDO DATA		
			PID Complex	C	Owne 0.0
			COST / MARKET VALUATION		
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			Building Value New		594,400
			Year Built		1910
			Effective Year Built		
			Depreciation Code		AV
			Remodel Rating		
			Year Remodeled		
			Depreciation %		30
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		70
			RCNLD		416,100
			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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,210	1,210	1,210	185.46	224,407
FAT	Attic, Finished	434	1,240	434	64.91	80,490
FBM	Basement, Finished	0	1,210	424	64.99	78,635
FOP	Porch, Open, Finished	0	321	64	36.98	11,869
FUS	Upper Story, Finished	1,192	1,192	1,073	166.95	198,999
Ttl Gross Liv / Lease Area		2,836	5,173	3,205		594,400

