Property Location: 3 MATTOON ST | MAP ID: 14B/ / 6/ / | Bldg Name: | State Use: 1010

Vision ID: 288 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 03/29/2016 12:20

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
GOLDSTEIN, RICHARD W C/O DONATONE, CHRISTINE 3 MATTOON ST AMHERST, MA 01002 Additional Owners:		2 Public Water 3 Public Sewer		

SUPPLEMENTAL DATA

Other ID:	14B000006	Precinct	
Calc Frontag	108.1	Vote At	
		Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID: 14B-6		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	91,000	91,000
RES LAND	1010	140,500	140,500
RESIDNTL	1010	800	800
	Total	232,300	232,300

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
DONATONE, CHRISTINE	12228/ 323	03/25/2016	Q	I	249,000	00
GOLDSTEIN, RICHARD W	7979/ 104	09/03/2004	Q	I	225,000	00
HALES, BARBARA F	4252/ 133	07/16/1993	Q	I	102,500	Y
HARRIS, ROBIN M PICARD	3801/ 306	10/01/1991	Q	I	100,000	Y
NEWELL, FLORINE	1896/ 342	07/08/1976			24,500	
NEWELL, EDITH D	904/ 194	03/12/1935			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	91,000	2015	1010	91,000	2014	1010	91,000
2016	1010	140,500	2015	1010	140,500	2014	1010	140,500
2016	1010	800	2015	1010	800	2014	1010	800
	Total:	232,300		Total:	232,300		Total:	222,400

EXEMPTIONS

Year	Type	Description	Amount
2016	ER	OWNER OCCUPIED	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)	88,700
Appraised XF (B) Value (Bldg)	2,300
Appraised OB (L) Value (Bldg)	800
Appraised Land Value (Bldg)	140,500
Special Land Value	0
Total Appraised Parcel Value	232,300
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**232,300**

ASSESSING NEIGHBORHOOD

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

NOTES

NO BASEMENT
RECENT ROOFING, GARAGE &
SHEDS ADDED FY97

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
PLM04-366	06/08/2004	PL	Plumbing	0		0		HOT WTR TANK
ele96-286	09/27/1995	EL	Electric	0	06/13/1996	100	06/13/1996	wire gara
bld96-114	08/23/1995		1car garage	9,000	06/13/1996	100	06/13/1996	

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/17/2015	03		DB	01	Estimate
10/18/2005			RD	15	Drive By Field Review
03/07/2005			LT	10	Refusal Letter Request No
06/13/1996			EB		
04/05/1994			DB		

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	1010	Single Family	RG10		122		12,000	SF	10.54	1.1000	6	1.0000	1.00	CE	1.00				1.00		139,100
1	1010	Single Family	RG11				11,477	SF	0.12	1.0000	0	1.0000	1.00	CE	1.00				1.00		1,400

Total Card Land Units: 0.54 AC | Parcel Total Land Area: 0.54 AC | Total Land Value: 140,500

Property Location: 3 MATTOON ST **MAP ID:** 14B/ / 6/ / **Bldg Name:** **State Use:** 1010

Vision ID: 288 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 03/29/2016 12:20

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		Bungalow
Model	01		Residential
Grade	10		B-
Stories	1		1 Story
Occupancy	1		
Exterior Wall 1	14		Wood Shingle
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	02		2 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	4		4 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

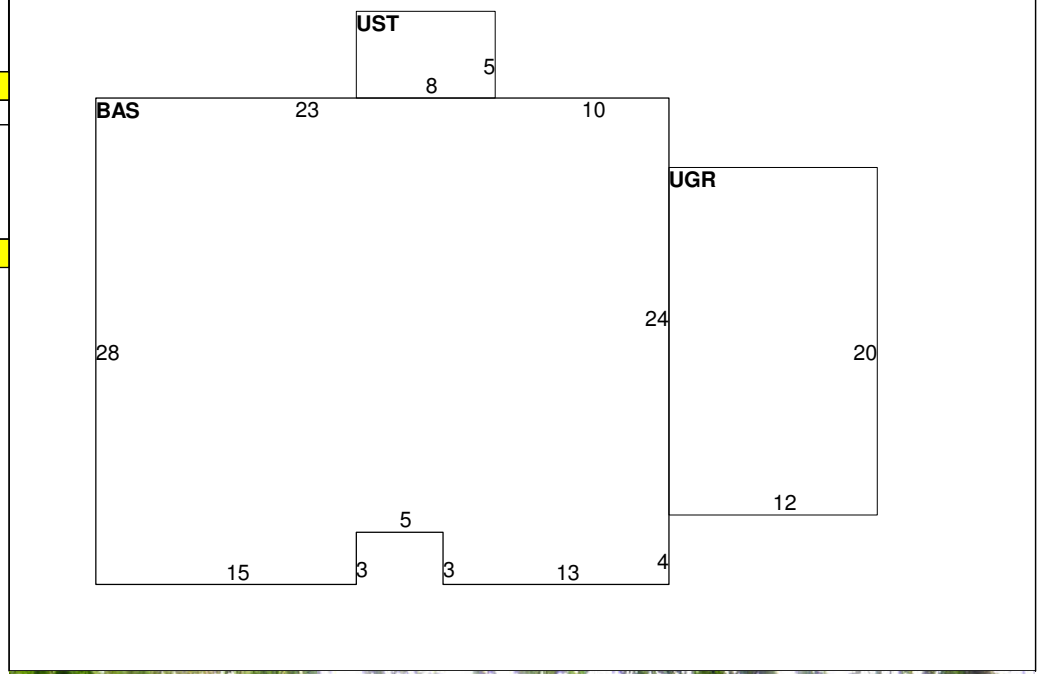
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	119.12
Replace Cost	118,282
AYB	1947
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	25
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	75
Apprais Val	88,700
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
SHD1	Shed Frame			L	96	8.00	1996		0		100	800
FPL1	Fireplace 1 St			B	1	3,000.00	1989		1		100	2,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	909	909	909	119.12	108,276
UGR	Garage, Unfinished	0	240	72	35.73	8,576
UST	Utility, Storage, Unfinished	0	40	12	35.73	1,429
	Ttl. Gross Liv/Lease Area:	909	1,189	993		118,282