

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				601  AMHERST, MA  <b>VISION</b>							
20 ALLEN STREET INVESTMENT LLC  10 GAGEHOUSE RD STE 327  AMHERST MA 01002			2 Public Water			ASH Type Desc	ASH Co	ASH Assessed	ASH Assessed			RESIDNTL 1040 490,000 490,000 RES LAND 1040 188,700 188,700					
			3 Public Sewer			<b>SUPPLEMENTAL DATA</b>											
		Alt PCL ID 11C000111 Calc Front 68.8 Prc_Usrflid Prc_Usrflid BIDIN BIDOUT GIS ID F_379831_2966442		Precinct Vote At Tenant Parent PRC Creat  Assoc PID#		Total 678,700 678,700											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
20 ALLEN STREET INVESTMENT LLC		14505 134	10-21-2022	Q	I	799,500	00	FY	ASH C	ASH Assesse	FY	ASH C	Assessed V	FY	ASH C	ASH Assesse	
BURKE, CHARLES L		6106 0045	01-16-2001	U	I	0	1H	2024	1040	490,000	2023	1040	282,400	2022	1040	257,200	
BURKE, CHARLES L & ANGELA L		3527 0274	03-06-1990	Q	I	170,000	00		1040	188,700		1040	171,500		1040	155,900	
BERGERON, NOELLIA C		0779 0391				0		Total		678,700	Total		453,900	Total		413,100	
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	<b>APPRAISED VALUE SUMMARY</b> Appraised Bldg. Value (Card) 481,600 Appraised Xf (B) Value (Bldg) 3,400 Appraised Ob (B) Value (Bldg) 5,000 Appraised Land Value (Bldg) 188,700 Special Land Value 0 Total Appraised Parcel Value 678,700 Valuation Method C Total Appraised Parcel Value 678,700								
2022	NO	NOT OWNER OCCUP	0.00														
Total			0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		PRC Sub Div		Tracing #		Batch									
CP																	
NOTES																	
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-22-326	04-22-2022	RS	Residential	6,000		0		NEW CABINETS, WALL OFF			06-08-2010	LT			04	Building Permit Review Est	
BP-22-158	03-03-2022	RS	Residential	3,000		0		2 ENTRY WAYS			10-18-2005	RD			15	Drive By Field Review	
BLD10-014	08-25-2009	RE	Remodel	9,600				INSTALL SMOKE ALRM			07-01-1993	DC					
ELE10-0027	07-09-2009	EL	Electric	0				RENOV INT,12 REPL									
BLD02-38	07-12-2001	RE	Remodel	600				WINDOWS,REMOD									
BLD01-148	09-05-2000	RE		400				BTH,ETC REPL KNOB & TURE									
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	RG10		8,660 SF	19.81	1.10000	7	1.00	CP	1.000				1.0000		188,700
Total Card Land Units					0.20 SF	Parcel Total Land Area					0.20	Total Land Value					188,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	10	Family Duplex			
Model	01	Residential			
Grade:	14	A			
Stories:	2	2 Stories			
Occupancy	2				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	07	Gambrel			
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:	06	Steam			
AC Type:	01	None			
Total Bedrooms	08	8 Bedrooms			
FBth:	2				
HBth:	0				
Total Xtra Fixtrs					
Total Rooms:	14	14 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
Foundation					
<b>CONDO DATA</b>					
PID Complex		C	Ownr	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		642,177			
Year Built		1911			
Effective Year Built					
Depreciation Code		GD			
Remodel Rating					
Year Remodeled		25			
Depreciation %		0			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %		75			
Percent Good		481,600			
RCNLD					
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
FPL3	Fireplace 2 St	B	1	4500.00	1975		75		0.00	3,400
FGR1	Garage-Ave	L	400	25.00	1961		50		0.00	5,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,556	1,556	1,556	184.48	287,052
FOP	Porch, Open, Finished	0	468	94	37.05	17,341
FUS	Upper Story, Finished	1,520	1,520	1,368	166.03	252,369
UAT	Attic, Unfinished	0	1,520	152	18.45	28,041
UBM	Basement, Unfinished	0	1,556	311	36.87	57,373
Ttl Gross Liv / Lease Area		3,076	6,620	3,481		642,176

