

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KANG SEUNGHUN				2 Public Water			ASH Type Desc	ASH Co	ASH Assessed	ASH Assessed	601
52 STAGECOACH ROAD				3 Public Sewer			RESIDENTL	1010	170,900	170,900	
AMHERST MA 01002			SUPPLEMENTAL DATA				RES LAND	1010	190,500	190,500	AMHERST, MA
			Alt PCL ID 05D000006	Precinct							VISION
			Calc Front 190.7	Vote At							
			Prc_Usrflid ER	Tenant							
			Prc_Usrflid	Parent							
			BIDIN	PRC Creat							
			BIDOUT	Assoc PID#							
			GIS ID F_382605_2976448								
							Total		361,400	361,400	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
KANG SEUNGHUN			14904	109	07-10-2023	Q	I	400,000	00	FY	ASH C	ASH Assesse	FY	ASH C	Assessed V	FY	ASH C	ASH Assesse
EAST PLEASANT ST PARTNERS LLC JAME			10961	0214	07-02-2012	Q	I	160,000	00	2024	1010	161,300	2023	1010	138,600	2022	1010	121,900
WHITE, CAROLA			6394	0291	10-17-2001	U	I	1	1A		1010	179,900		1010	163,900		1010	148,800
WHITE, RALPH H & HELEN H			1220	0279				0										
							Total		341,200	Total		302,500	Total		270,700			

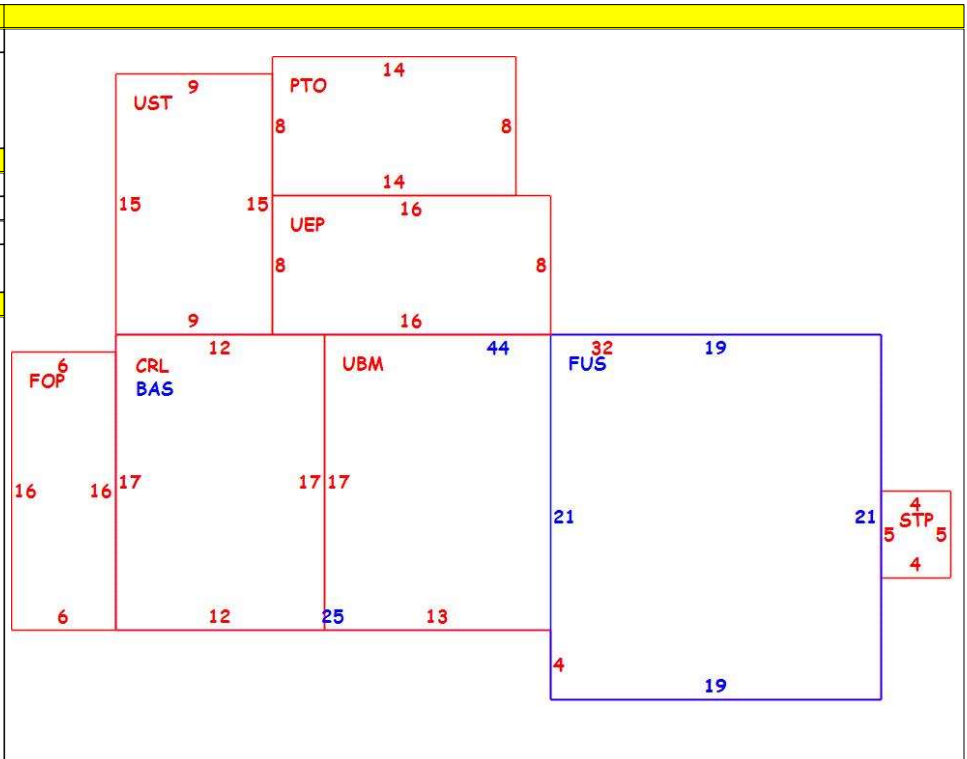
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
EXE Yr	Ex Cod	Exemption Type	EXE Amount	Other	Other Descr	Other #	Other \$	Com Int												
2023	NO	NOT OWNER OCCUP	0.00																	
			Total					0.00												

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	PRC Sub Div	Tracing #	Batch							
CU					Appraised Bldg. Value (Card)						170,900
					Appraised Xf (B) Value (Bldg)						0
					Appraised Ob (B) Value (Bldg)						0
					Appraised Land Value (Bldg)						190,500
					Special Land Value						0
					Total Appraised Parcel Value						361,400
					Valuation Method						C
					Total Appraised Parcel Value						361,400

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	
BLD17-062	03-07-2017	RE	Remodel	900		0		REPL WINDOW/DOOR	06-24-2020	DB	03	0	43	Abatement Chg Reinspec	
ELE17-0262	09-27-2016	EL	Electric	0		0		INSTL SMOKE & CO	09-30-2016	LT			15	Drive By Field Review	
BLD17-027	09-26-2016	RE	Remodel	3,000		0		INSTL HARD WIRED	08-14-2013	LT			01	Estimate	
ELE16-0041	07-10-2015	EL	Electric	0		0		SMOKE & CO	01-06-2012	LT			43	Abatement Chg Reinspec	
PLM16-000	07-06-2015	PL	Plumbing	0		0		REPL PANEL	03-16-2010	LT			03	Building Permit Review	
BLD15-094	05-05-2015	RE	Remodel	10,000		0		KIT	06-16-2009	LT			03	Building Permit Review	
BLD13-006	07-30-2012	RE	Remodel	1,300		0		SINK LAV SHWR TOILET PIP	10-26-2005	RD			15	Drive By Field Review	

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	1010	SFD	RN20		20,000	SF	9.36	1.00000	4	1.00	CU	1.000		1.0000	187,200	
1	1010	SFD	RN21		23,560	SF	0.14	1.00000	0	1.00	CU	1.000		1.0000	3,300	
					Total Card Land Units	1.00	SF	Parcel Total Land Area				1.00			Total Land Value	190,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Farmhouse			
Model	01	Residential			
Grade:	08	C			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
FBth:	1				
HBth:	0				
Total Xtra Fixtrs					
Total Rooms:	6	6 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
Foundation	01	Stone			
			CONDO DATA		
			PID Complex	C	Owne 0.0
			B S		
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New	244,139	
			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 %	70	
			Percent Good	70	
			RCNLD	170,900	
			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	824	824	824	170.37	140,384
CRL	Crawl	0	204	0	0.00	0
FOP	Porch, Open, Finished	0	96	19	33.72	3,237
FUS	Upper Story, Finished	399	399	359	153.29	61,163
PTO	Patio	0	112	6	9.13	1,022
STP	Stoop	0	20	2	17.04	341
UBM	Basement, Unfinished	0	620	124	34.07	21,126
UEP	Porch, Enclosed, Unfinished	0	128	58	77.20	9,881
UST	Utility, Storage, Unfinished	0	135	41	51.74	6,985
Ttl Gross Liv / Lease Area		1,223	2,538	1,433		244,139

