Property Location 675 MAIN ST | Map ID 14B/ / 208/ / | Bldg Name | State Use 111C
Vision ID 3166 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/11/2024 3:42:26 PM

CURRENT OWNER

VALERIO, EDWARD L
C/O VALERIO EDWARD L & VALERIO
10 GATEHOUSE RD STE 125
AMHERST MA 01002

TOPO		UTILITIES		STRT / ROAD		LOCATION	
1	Level	1	All Public	1	Paved	2	Suburban
4	Rolling			5	Curb & Gutter		
				6	Sidewalk		

SUPPLEMENTAL DATA

Alt PCL ID	14B000208	Precinct	
Calc Front	110	Vote At	4
Prc_Usrfld		Tenant	
Prc_Usrfld		Parent	
BIDIN		PRC Creat	
BIDOUT			
GIS ID	F_384753_2963387	Assoc PID#	

CURRENT ASSESSMENT

ASH Type Desc	ASH Co	Appraised	ASH Assessed
RESIDNTL	1110	265,500	265,500
RES LAND	1110	228,600	228,600
	Total	494,100	494,100

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
VALERIO EDWARD L & VALERIO HERMINA	14860	32	05-15-2023	U	I	1	1A
VALERIO, EDWARD L	5234	0039	10-31-1997	Q	I	255,000	00
ALLEN, FREDERICK I JR &SUSAN J	1665	0075	10-06-1972			50,000	
TURNER, MALCOLM W & GRACE H	1580	0013	09-01-1970			0	
GETCHELL, CONRAD E	0845	0525				0	

PREVIOUS ASSESSMENTS (HISTORY)

FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assess
2024	1110	265,500	2023	1110	242,100	2022	1110	206,500
	1110	228,600		1110	207,900		1110	197,900
	Total	494,100		Total	450,000		Total	404,400

EXEMPTIONS

EXE Yr	Ex Cod	Exemption Type	EXE Amount
2008	NO	NOT OWNER OCCUP	0.00
		Total	0.00

OTHER ASSESSMENTS

Other	Other Descr	Other #	Other $	Com Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	265,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	228,600
Special Land Value	0
Total Appraised Parcel Value	494,100
Valuation Method	C
Total Appraised Parcel Value	494,100

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	PRC Sub Div	Tracing #	Batch
4000				

NOTES

INTERIOR ALTERATIONS
1971 AND 1975
ADD FIN BASEMENT FY97
BSMT:1-3BR APT HT=ELEC
1ST:1-4BR APT
2ND:1-3BR APT HT=GAS,HW
3RD:1-2 BR APT
FIRE DAMAGE 9/30/04 DB
FY06 RMV PD FOR FIRE DAM

BUILDING PERMIT RECORD

Permit Id	BPE Issue	Permit T	BPE Desc	BPE Amoun	Insp Date	% Comp	BPE Date C	BPE Notes
2021-15	01-11-2021	DE	Demolish			0		DEMOLISH APARTMENTS
ELE12-0145	08-23-2011	EL	Electric	0		0		METER RECONNECT
PLM05-144	11-17-2004	PL	Plumbing	0				WTR CLST,LAV,SHWR,ETC
ELE05-396	11-17-2004	EL	Electric	0				INSTL FIRE ALARM
BLD05-379	11-12-2004	RE	Remodel	78,200				REPAIR FIRE DAMAGE
BLD05-061	08-03-2004	RE	Remodel	1,000				REMOV & REPL PIERS
ELE98-515	12-23-1997	EL	Electric	0		0		+METERS &

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-08-2022	KM	04		03	Permit Review
06-03-2022	KM	02		03	Permit Review
08-29-2005	LT			01	Estimate
10-31-2002	TM			00	Measur+Listed
03-12-1997	EB				
07-22-1996	EB				
05-11-1987	B				

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	111C	Apt 4 - 8 Com	RG10		27,769	SF	7.54	1.15000	C	1.00	4000	0.950			0		228,600
1	111C	Apt 4 - 8 Com	RG11		0.000	AC	10,000.00	1.15000	C	1.00	4000	0.950			0		0
			Total Card Land Units		0.64	AC	Parcel Total Land Area:			0.64						Total Land Value	228,600

Property Location	675 MAIN ST		Map ID	14B/ / 208/ /	Bldg Name		State Use 111C
Vision ID 3166		Account #		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 1/11/2024 3:42:27 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	14	Apartments
Model	94	Commercial
Grade	12	B+
Stories:	2	
Occupancy	4.00	
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 Floor 1	12	Hardwood
Interior Floor 2		
Heating Fuel	02	Oil
Heating Type	05	Hot Water
AC Type	01	None
Bldg Use	111C	Apt 4 - 8 Com
Total Rooms	20	
Total Bedrms	09	
Total Baths	4	
Foundation		
Heat/AC	02	Heat/Ac Split
Frame Type	02	Wood Frame
Baths/Plumbing	03	Above Average
Ceiling/Wall	06	Ceil & Walls
Rooms/Prtns	03	Above Average
Wall Height	9.00	
% Comn Wall		
1st Floor Use:		

CONSTRUCTION DETAIL (CONTINUED)

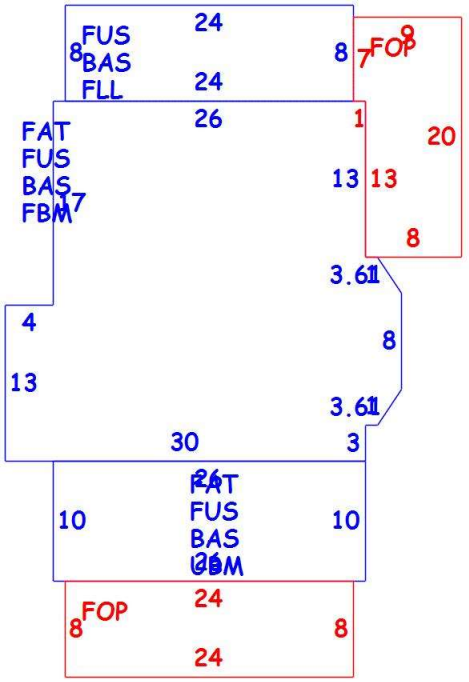
Element	Cd	Description

MIXED USE

Code	Description	Percentage
111C	Apt 4 - 8 Com	100
		0
		0

COST / MARKET VALUATION

RCN	442,487
Year Built	1900
Effective Year Built	
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	40
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	60
RCNLD	265,500
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	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Lease Area	Floor Area	Eff Area	Unit Cost	RCN
BAS	First Floor	1,320	1,320	1,320	117.15	154,642
FAT	Attic, Finished	451	1,128	451	46.84	52,836
FBM	Basement, Finished	0	868	304	41.03	35,615
FLL	Finished Lower Level	134	192	134	81.76	15,699
FOP	Porch, Open, Finished	0	359	144	46.99	16,870
FUS	Upper Story, Finished	1,320	1,320	1,320	117.15	154,642
UBM	Basement, Unfinished	0	260	104	46.86	12,184
		3,225	5,447	3,777		442,488