Property Location: 10 PLEASANT CT | **MAP ID:** 11C/ / 249/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 3461 | **Account #** | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 07/15/2016 12:09

CURRENT OWNER

BLACK, HOLLY B
C/O BLACK, HOLLY B & THEODOR
10 PLEASANT CT

AMHERST, MA 01002
Additional Owners:

TOPO. / UTILITIES / STRT./ROAD / LOCATION

		2	Public Water				
		3	Public Sewer				

SUPPLEMENTAL DATA

Other ID:	11C000249	Precinct	
Calc Frontag		Vote At	
		Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID:	11C-249	*ASSOC PID#*	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	406,400	406,400
RES LAND	1010	138,700	138,700
		Total 545,100	545,100

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
BLACK, HOLLY B & THEODOR J	12338/ 191	07/14/2016	U	I	1	1A
BLACK, HOLLY B	7937/ 260	08/06/2004	Q	I	425,000	00
WESLEY UNITED METHODIST CHURCH OF AMH	7937/ 257	08/06/2004	U	I	1	1B
WESLEY METHODIST CHURCH	1250/ 375				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	406,400	2015	1010	406,400	2014	1010	406,400
2016	1010	138,700	2015	1010	138,700	2014	1010	138,700
	Total:	545,100		*Total:*	545,100		*Total:*	517,700

EXEMPTIONS

Year	Type	Description	Amount
2004	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

ASSESSING NEIGHBORHOOD

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

NOTES

W-O BASEMENT BLDG ON
ANGLE USED AS A CHURCH
SCHOOL
FY06 FBM,UBM NOT USABLE
DUE TO SEWAGE BACKUP

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	402,700
Appraised XF (B) Value (Bldg)	3,700
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	138,700
Special Land Value	0
Total Appraised Parcel Value	545,100
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	545,100

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE13-0657	03/22/2013	EL	Electric	0		0		ROUGH & FINISH ENT
PLM13-0219	01/18/2013	PL	Plumbing	0		0		TUB,LAV,SHWR,TOILE
BLD13-0477	12/28/2012	AD	Addition	159,833		0		BLD 2STRY OCTAGAN
PLM07-0024	02/26/2007	PL	Plumbing	0		0		RENOV BTH
BLD06-647	03/06/2006	RE	Remodel	80,000		0		CHG FOP TO FEP/BAS,
PLM06-232	02/03/2006	PL	Plumbing	0		0		BSMT RENOV, WTR CI
GAS06-128	01/24/2006	PL	Plumbing	0		0		FURNACE, WTR HTR

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
01/25/2013			LT	42	Change Source Info E
05/31/2007			LT	04	Building Permit Review Es
07/10/2006			LT	03	Building Permit Review
10/18/2005			RD	15	Drive By Field Review
03/14/2005			LT	45	Sales Reinspection D

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				10,617	SF	11.88	1.1000	6	1.0000	1.00	CE	1.00				1.00		138,700

Total Card Land Units: 0.24 AC | **Parcel Total Land Area:** 0.24 AC | **Total Land Value:** 138,700

Property Location: 10 PLEASANT CT **MAP ID:** 11C/ / 249/ / **Bldg Name:** **State Use:** 1010

Vision ID: 3461 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 07/15/2016 12:09

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	53		Antique Cape
Model	01		Residential
Grade	15		A+
Stories	1.5		
Occupancy	1		
Exterior Wall 1	17		Stucco/Masonry
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	11		Slate
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	03		Central
Total Bedrooms	05		5 Bedrooms
Total Bthrms	3		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	10		10 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

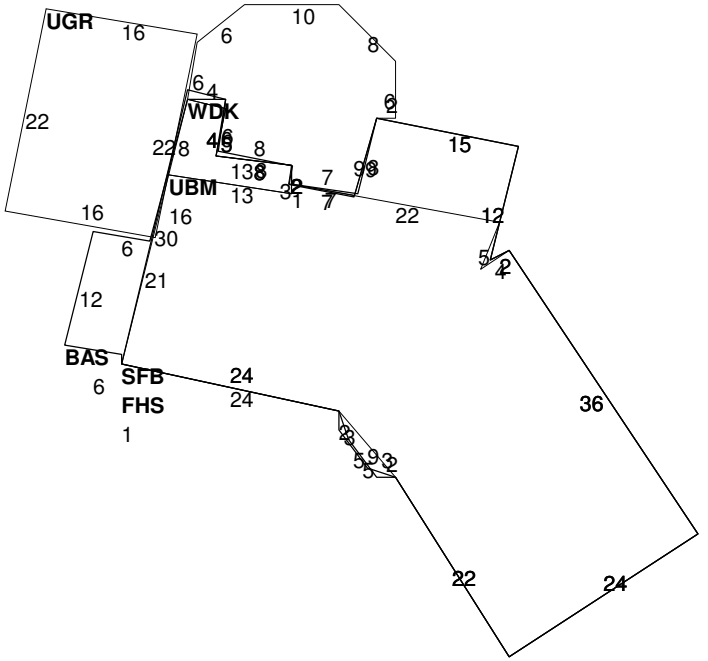
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	150.33
Replace Cost	536,976
AYB	1900
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	402,700
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
FPL2	Fireplce 1.5 S			B	1	3,500.00	1989		1		100	2,600
FPO	Extra Fpl Open			B	1	1,500.00	1989		1		100	1,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,759	1,759	1,759	150.33	264,429
FHS	Half Story, Finished	925	1,682	925	82.67	139,055
SFB	Base, Semi-Finished	0	1,476	738	75.16	110,943
UBM	Basement, Unfinished	0	58	12	31.10	1,804
UGR	Garage, Unfinished	0	354	106	45.01	15,935
WDK	Deck, Wood	0	318	32	15.13	4,811
	Ttl. Gross Liv/Lease Area:	2,684	5,647	3,572		536,976