Property Location: 123 BLACKBERRY LN | MAP ID: 9A/ / 45/ / | Bldg Name: | State Use: 1010

Vision ID: 3477 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 05/20/2016 12:10

CURRENT OWNER

BOHAN, JOSEPH F
C/O HU, LILI & LI, YAO
123 BLACKBERRY LN

AMHERST, MA 01002
Additional Owners:

TOPO. / UTILITIES / STRT./ROAD / LOCATION

2	Public Water
3	Public Sewer

SUPPLEMENTAL DATA

Other ID:	HAWLEY MEADOWS I	Precinct	
Calc Frontag	114.2	Vote At	
	YES	Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID: 9A-45		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	248,400	248,400
RES LAND	1010	129,500	129,500
Total		377,900	377,900

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
HU, LILI & LI, YAO	12274/ 285	05/18/2016	Q	I	462,500	00
BOHAN, JOSEPH F	4940/ 140	07/30/1996	U	I	240,000	1O
PATENAUDE, EUGENE F &MAHER,MAR	4771/ 136	11/08/1995	U	V	120,000	1G
PATTERSON,ROBERT K &JONES,PAUL	2426/ 233	02/10/1984	U	V	0	1G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	248,400	2015	1010	248,400	2014	1010	248,400
2016	1010	129,500	2015	1010	129,500	2014	1010	129,500
	Total:	377,900		Total:	377,900		Total:	362,000

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)	244,800
Appraised XF (B) Value (Bldg)	3,600
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	129,500
Special Land Value	0
Total Appraised Parcel Value	377,900
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	377,900

ASSESSING NEIGHBORHOOD

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

NOTES

CONSIDERABLE DETAIL IN &
OUT-PARTITIONED UBM-W/O
BASEMENT-UBR UNDER

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE14-0437	01/21/2014	EL	Electric	0		0		MISC WORK
ELE09-0551	02/12/2009	EL	Electric	0		0		ALARM ADD ON
ELE00-518	01/04/2000	EL	Electric	0		0		BURGLAR ALARM SYS
PLM96-270	05/31/1996	PL	Plumbing	0		0		SFR
ELE96-724	04/01/1996	EL	Electric	0		0		WIRE SFR
BLD96-374	02/08/1996	NC	New Constru	150,000		0		SFR

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/29/2010			LT	00	Measur+Listed
09/14/2009			LT	15	Drive By Field Review
10/26/2005			RD	15	Drive By Field Review
03/19/1997			EB		
06/13/1996			EB		

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	RN20				20,000	SF	6.44	1.0000	4	1.0000	1.00	CU	1.00				1.00		128,800
1	1010	Single Family	RN21				6,051	SF	0.12	1.0000	0	1.0000	1.00	CU	1.00				1.00		700

Total Card Land Units: 0.60 AC | Parcel Total Land Area: 0.6 AC | Total Land Value: 129,500

Property Location: 123 BLACKBERRY LN **MAP ID:** 9A/ / 45/ / **Bldg Name:** **State Use:** 1010

Vision ID: 3477 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 05/20/2016 12:10

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	03		Colonial
Model	01		Residential
Grade	13		A-
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	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2	14		Carpet
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	2		
Total Half Baths	1		
Total Xtra Fixtrs	1		
Total Rooms	8		8 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

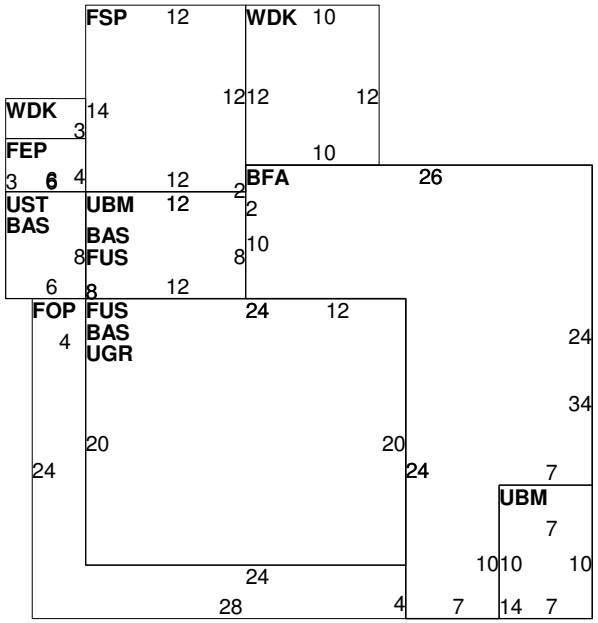
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	95.78
Replace Cost	272,027
AYB	1996
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	10
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	90
Apprais Val	244,800
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
FPL3	Fireplace 2 St			B	1	4,000.00	2004		1		100	3,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,220	1,220	1,220	95.78	116,857
BFA	Basement Fin Li	368	526	263	47.89	25,191
FEP	Porch, Enclosed, Finished	0	24	17	67.85	1,628
FOP	Porch, Open, Finished	0	192	38	18.96	3,640
FSP	Porch, Screen, Finished	0	168	42	23.95	4,023
FUS	Upper Story, Finished	1,172	1,172	1,055	86.22	101,052
UBM	Basement, Unfinished	0	166	33	19.04	3,161
UGR	Garage, Unfinished	0	480	144	28.74	13,793
UST	Utility, Storage, Unfinished	0	48	14	27.94	1,341
WDK	Deck, Wood	0	138	14	9.72	1,341
	Ttl. Gross Liv/Lease Area:	2,760	4,134	2,840		272,027