Property Location: 21 RIDGECREST RD | MAP ID: 8B/ / 7/ / | Bldg Name: | State Use: 1010

Vision ID: 3556 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 09/13/2016 11:56

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
SPINELLI, D NICO & JUDITH S C/O SPINELLI, D NICO & LEDUC, DIA 21 RIDGECREST RD AMHERST, MA 01002 Additional Owners:		2 Public Water 3 Public Sewer		

SUPPLEMENTAL DATA

Other ID:	08B000007	Precinct	
Calc Frontag	98.3	Vote At	
		Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID: 8B-7		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	132,100	132,100
RES LAND	1010	108,800	108,800
RESIDNTL	1010	12,000	12,000
	Total	252,900	252,900

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SPINELLI, D NICO & LEDUC, DIANNE	12389/ 198	08/30/2016	U	I	1	1A
SPINELLI, D NICO & JUDITH S	1790/ 327	08/16/1974			50,000	
LUNDBERG, DONALD E & CAROLYN B	1415/ 480	01/01/1963			0	
ELDER JONES LUMBER CORP					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	132,100	2015	1010	132,100	2014	1010	132,100
2016	1010	108,800	2015	1010	108,800	2014	1010	108,800
2016	1010	12,000	2015	1010	12,000	2014	1010	12,000
	Total:	252,900		Total:	252,900		Total:	252,900

EXEMPTIONS

Year	Type	Description	Amount
2008	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
CU/A				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	127,900
Appraised XF (B) Value (Bldg)	4,200
Appraised OB (L) Value (Bldg)	12,000
Appraised Land Value (Bldg)	108,800
Special Land Value	0
Total Appraised Parcel Value	252,900
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**252,900**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
11/10/2010			LT	00	Measur+Listed
09/11/2009			LT	15	Drive By Field Review
10/26/2005			RD	15	Drive By Field Review
10/16/1985			A		

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				17,150	SF	7.46	0.8500	3	1.0000	1.00	CU	1.00				1.00		108,800

Total Card Land Units: 0.39 AC | Parcel Total Land Area: 0.39 AC | Total Land Value: 108,800

Property Location: 21 RIDGECREST RD **MAP ID:** 8B/ / 7/ / **Bldg Name:** **State Use:** 1010

Vision ID: 3556 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 09/13/2016 11:56

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	01		Ranch
Model	01		Residential
Grade	10		B-
Stories	1		1 Story
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	14		Carpet
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

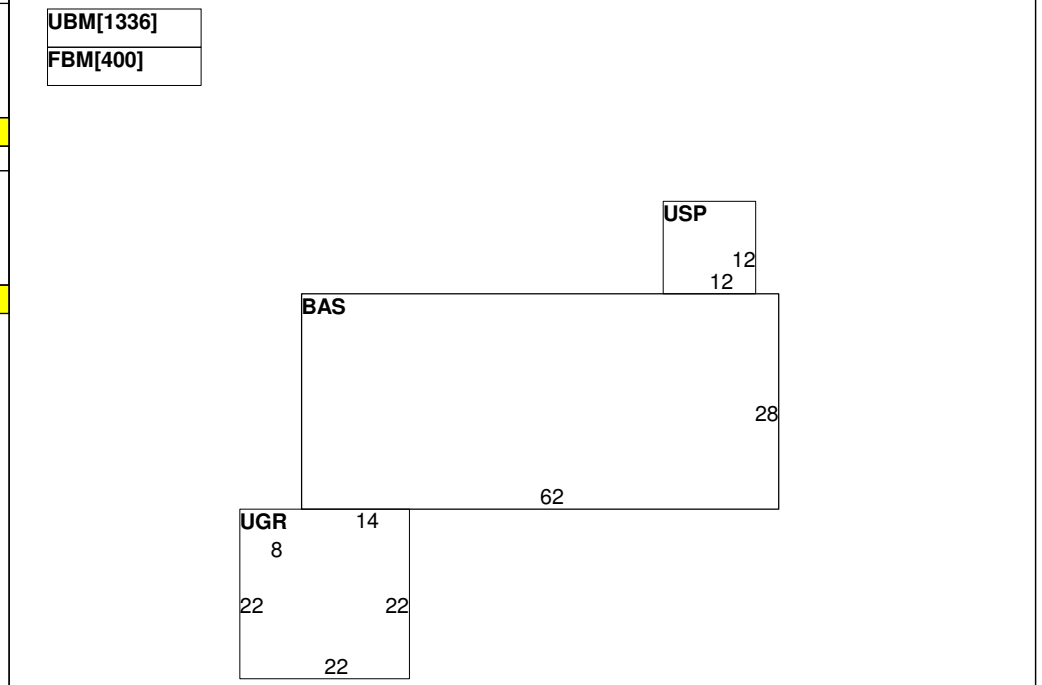
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	78.88
Replace Cost	182,776
AYB	1962
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	30
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	70
Apprais Val	127,900
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
SPL2	IG Pool Vinyl			L	800	30.00	1951		0		50	12,000
FPL1	Fireplace 1 St			B	2	3,000.00	1984		1		100	4,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,736	1,736	1,736	78.88	136,944
FBM	Basement, Finished	0	400	140	27.61	11,044
UBM	Basement, Unfinished	0	1,336	267	15.77	21,062
UGR	Garage, Unfinished	0	484	145	23.63	11,438
USP	Porch, Screen, Unfinished	0	144	29	15.89	2,288
	Ttl. Gross Liv/Lease Area:	1,736	4,100	2,317		182,776