Property Location: 213 GRANTWOOD DR | **MAP ID:** 6C/ / 236/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 36 | **Account #** | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 07/28/2016 15:41

CURRENT OWNER

RAILROAD STREET PARTNERS LLC
C/O EAGLE CREST PROPERTY MNGM
10 GATEHOUSE RD SUITE 125

AMHERST, MA 01002
Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
	2 Public Water		
	3 Public Sewer		

SUPPLEMENTAL DATA

Other ID:	06C000236	Precinct	
Calc Frontag	116.6	Vote At	
		Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID: 6C-236		*ASSOC PID#*	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	135,300	135,300
RES LAND	1010	128,900	128,900
	Total	264,200	264,200

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
RAILROAD STREET PARTNERS LLC	10360/ 329	11/04/2010	U	I	1	1B
CHEREWATTI, JAMES	10226/ 103	07/06/2010	U	I	190,000	1S
WELLS FARGO BANK N A	9480/ 344	05/09/2008	U	I	291,645	1L
KEENAN, MARC E	7763/ 182	04/20/2004	U	I	1	1A
KEENAN, MARC E.	3332/ 44	02/10/1989	Q	I	127,500	Y
BORNSTEIN, T L & MYERS, J J	2154/ 107	03/20/1980			49,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	135,300	2015	1010	135,300	2014	1010	135,300
2016	1010	128,900	2015	1010	128,900	2014	1010	128,900
	Total:	264,200		*Total:*	264,200		*Total:*	252,900

EXEMPTIONS

Year	Type	Description	Amount
2011	NO	NOT OWNER OCCUP	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				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	135,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	128,900
Special Land Value	0
Total Appraised Parcel Value	264,200
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	264,200

NOTES

FULL DORMER FRT & REAR
LOT 64
AREA-ECON

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE10-0774	05/19/2010	EL	Electric	12,000		0		REWIRE HOUSE
ELE10-0505	01/22/2010	EL	Electric	0		0		ELE ALTERATIONS
ELE10-0082	07/31/2009	EL	Electric	0		0		METER RECONNECT

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/12/2010			LT	41	Left Door Hanger No Repo
02/05/2010	01	3	DB	43	Abatement Chg Reinspect
10/26/2005			RD	15	Drive By Field Review
09/30/1985			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				20,000	SF	6.44	1.0000	4	1.0000	1.00	CU	1.00				1.00		128,800
1	1010	Single Family	RN21				948	SF	0.12	1.0000	0	1.0000	1.00	CU	1.00				1.00		100

Total Card Land Units: 0.48 AC | **Parcel Total Land Area:** 0.48 AC | **Total Land Value:** 128,900

Property Location: 213 GRANTWOOD DR **MAP ID:** 6C/ / 236/ / **Bldg Name:** **State Use:** 1010

Vision ID: 36 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 07/28/2016 15:41

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	04		Cape Cod
Model	01		Residential
Grade	08		C
Stories	2		2 Stories
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
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	14		Carpet
Interior Flr 2			
Heat Fuel	04		Electric
Heat Type	07		Electr Basebrd
AC Type	01		None
Total Bedrooms	05		5 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	9		9 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

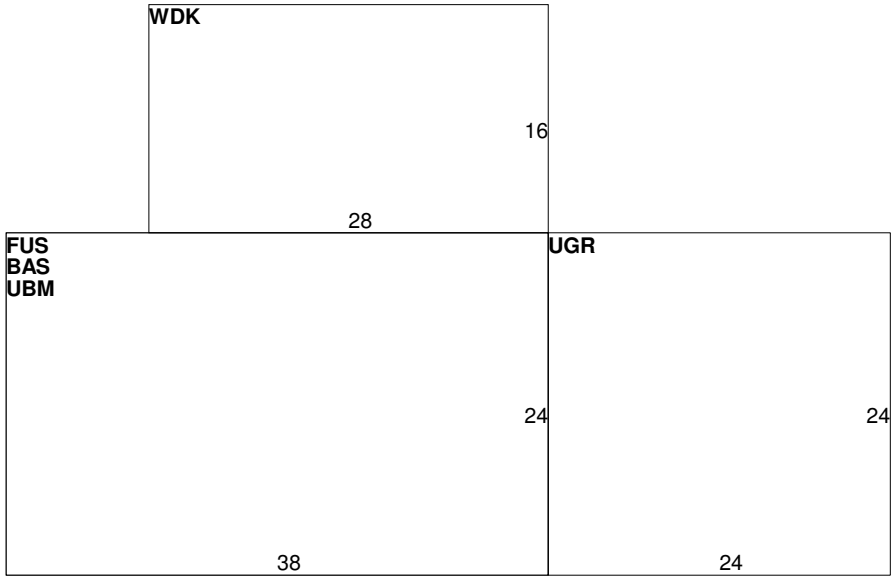
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	80.31
Replace Cost	171,297
AYB	1973
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	21
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	79
Apprais Val	135,300
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	912	912	912	80.31	73,241
FUS	Upper Story, Finished	912	912	821	72.29	65,933
UBM	Basement, Unfinished	0	912	182	16.03	14,616
UGR	Garage, Unfinished	0	576	173	24.12	13,893
WDK	Deck, Wood	0	448	45	8.07	3,614
	Ttl. Gross Liv/Lease Area:	1,824	3,760	2,133		171,297