Property Location: 53 COUNTRY CORNERS | MAP ID: 25C/ / 57/ / | Bldg Name: | State Use: 1010

Vision ID: 4029 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 01/12/2016 08:53

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
GNEPP, ARI & STELLA FINN		1 All Public		
53 COUNTRY CORNERS				
AMHERST, MA 01002				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	25C000057	Precinct	
Calc Frontag	111.7	Vote At	
		Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID: 25C-57		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	295,300	295,300
RES LAND	1010	155,700	155,700
	Total	451,000	451,000

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
GNEPP, ARI & STELLA FINN	12157/ 9	12/18/2015	Q	I	500,000	00
DENISON, CHRISTINE M	10050/ 212	12/15/2009	U	I	1	1H
ISRAEL, MARK A	3571/ 67	06/03/1990	Q	I	365,500	00
PAULDING, RICHARD R & FRANCES	2681/ 195	02/21/1986			43,900	
WILCOX, MICHAEL P	2620/ 37	09/16/1985			201,000	
HA,PSHIRE VILLAGE ASSOCIATES	1675/ 196	12/06/1972			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	295,300	2015	1010	295,300	2014	1010	295,300
2016	1010	155,700	2015	1010	155,700	2014	1010	155,700
	Total:	451,000		Total:	451,000		Total:	407,700

EXEMPTIONS

Year	Type	Description	Amount
2015	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)	292,000
Appraised XF (B) Value (Bldg)	3,300
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	155,700
Special Land Value	0
Total Appraised Parcel Value	451,000
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**451,000**

ASSESSING NEIGHBORHOOD

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

NOTES

W-O BASEMENT HAMPSHIRE FBM,HEATING,UBM,EXTERIOR
VILLAGE PURD FY94 ABATEMENT
GOOD EXTERIOR DETAIL OF
MATERIALS,SIDING,OVERHANG
AND PERIMETER
CG FHS,SFB TO

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE13-0894	06/21/2013	EL		0		0		INSTL LIGHT FOR KIT
BLD13-0876	06/21/2013	RE	Remodel	22,500		0		KIT CABINETS,COUNT

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
06/16/2014			LT	04	Building Permit Review Es
10/18/2005			DK	15	Drive By Field Review
01/27/1994			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	RO30				29,312	SF	4.62	1.1500	8	1.0000	1.00	DS	1.00				1.00		155,700

Total Card Land Units: 0.67 AC | Parcel Total Land Area: 0.67 AC | Total Land Value: 155,700

Property Location: 53 COUNTRY CORNERS **MAP ID:** 25C/ / 57/ / **Bldg Name:** **State Use:** 1010

Vision ID: 4029 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 01/12/2016 08:53

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	15		Contemporary
Model	01		Residential
Grade	15		A+
Stories	1.5		1 1/2 Stories
Occupancy	1		
Exterior Wall 1	12		Cedar Or Redwd
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	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	04		4 Bedrooms
Total Bthrms	3		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

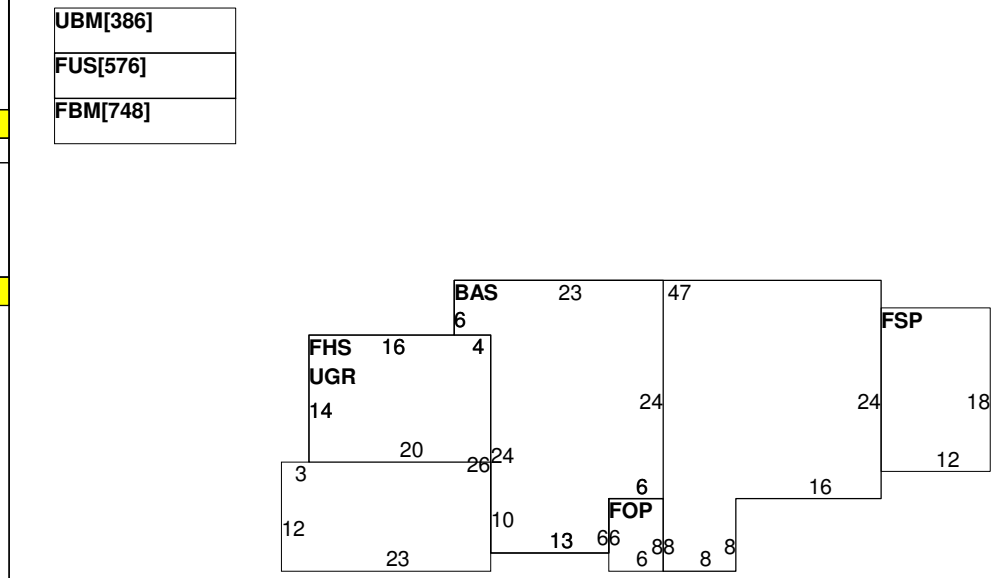
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	114.32
Replace Cost	314,025
AYB	1986
Dep Code	VG
Remodel Rating	03
Year Remodeled	
Dep %	7
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	93
Apprais Val	292,000
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	2005		1		100	3,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,198	1,198	1,198	114.32	136,950
FBM	Basement, Finished	0	748	262	40.04	29,951
FHS	Half Story, Finished	461	838	461	62.89	52,699
FOP	Porch, Open, Finished	0	48	10	23.82	1,143
FSP	Porch, Screen, Finished	0	216	54	28.58	6,173
FUS	Upper Story, Finished	576	576	518	102.80	59,215
UBM	Basement, Unfinished	0	386	77	22.80	8,802
UGR	Garage, Unfinished	0	556	167	34.34	19,091
	Ttl. Gross Liv/Lease Area:	2,235	4,566	2,747		314,025