Property Location: 25 CHAPEL RD | MAP ID: 26D/ / 94/ / | Bldg Name: | State Use: 1010

Vision ID: 4107 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 04/12/2016 10:42

CURRENT OWNER

SINGINGTREE, SALLY B & BICKFORI
C/O DAVILA, JAIME & ORTEGA, ISOL
25 CHAPEL RD

AMHERST, MA 01002
Additional Owners:

TOPO. / UTILITIES / STRT./ROAD / LOCATION

	2 Public Water		
	3 Public Sewer		

SUPPLEMENTAL DATA

Other ID:	26D000094	Precinct	
Calc Frontag	158.9	Vote At	
	YES	Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID: 26D-94		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	189,100	189,100
RES LAND	1010	115,600	115,600
Total		304,700	304,700

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
DAVILA, JAIME & ORTEGA, ISOLDA	12240/ 235	04/08/2016	Q	I	374,000	00
SINGINGTREE, SALLY B & BICKFORD, THOMAS	9533/ 295	07/01/2008	U	I	1	1A
BOYCE SINGINGTREE, SALLY	3454/ 219	09/29/1989			189,000	
SALZMANN, ZDENEK & JOY	1532/ 326	01/01/1968			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	189,100	2015	1010	189,100	2014	1010	189,100
2016	1010	115,600	2015	1010	115,600	2014	1010	115,600
	Total:	304,700		Total:	304,700		Total:	292,400

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

ASSESSING NEIGHBORHOOD

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

NOTES

LOT 14

ADD A/C-UPDATE KIT FY97

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	185,100
Appraised XF (B) Value (Bldg)	4,000
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	115,600
Special Land Value	0
Total Appraised Parcel Value	304,700
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**304,700**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
GAS09-0004	07/03/2008	PL	Plumbing	0		0		FURNACE
ELE08-0917	05/09/2008	EL	Electric	0		0		BTH RENOV, INSTL SM
PLM08-0258	05/07/2008	PL	Plumbing	0		0		2WTR CLST,3LAV,1TU
BLD08-0545	04/30/2008	RE	Remodel	27,000		0		REMOD 2 BTH,CHG BD
BLD07-0325	10/31/2006	RE	Remodel	8,200		0		HOT TUB
ELE07-0382	10/06/2006	EL	Electric	0		0		WIRE HOT TUB
BLD00-350	12/02/1999	AD	Addition	1,800		0		INSTALL WOODSTOVI

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
09/30/2008			LT	04	Building Permit Review Es
06/06/2007			LT	03	Building Permit Review
05/02/2007			LT	04	Building Permit Review Es
10/18/2005			DK	15	Drive By Field Review
06/26/1996			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	RO30		160		30,000	SF	4.53	0.8500	3	1.0000	1.00	DS	1.00				1.00		115,500
1	1010	Single Family	RO31				469	SF	0.12	1.0000	0	1.0000	1.00	DS	1.00				1.00		100

Total Card Land Units: 0.70 AC | Parcel Total Land Area: 0.7 AC | Total Land Value: 115,600

Property Location: 25 CHAPEL RD **MAP ID:** 26D/ / 94/ / **Bldg Name:** **State Use:** 1010

Vision ID: 4107 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 04/12/2016 10:42

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	01		Ranch
Model	01		Residential
Grade	12		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	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	14		Carpet
Interior Flr 2			
Heat Fuel	03		Gas
Heat Type	04		Forced Air-Duc
AC Type	03		Central
Total Bedrooms	04		4 Bedrooms
Total Bthrms	2		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	7		7 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

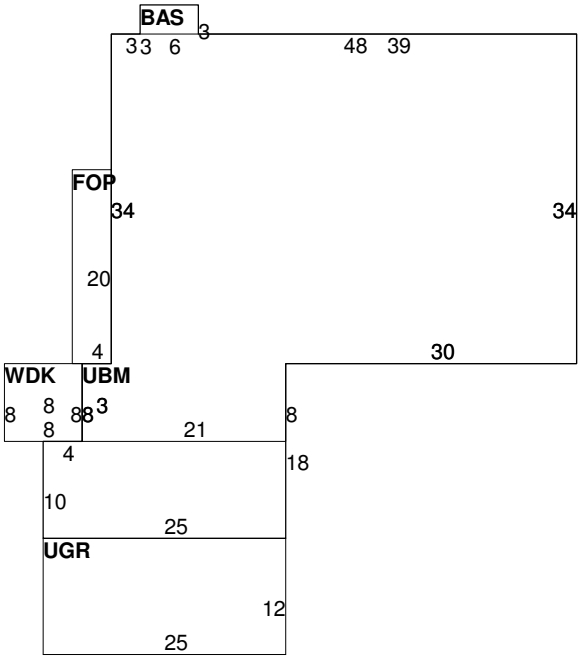
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	84.72
Replace Cost	215,191
AYB	1968
Dep Code	GD
Remodel Rating	03
Year Remodeled	
Dep %	14
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	86
Apprais Val	185,100
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
FPL1	Fireplace 1 St			B	1	3,000.00	1995		1		100	2,600
HTB	Hot Tub-Wood			B	1	1,600.00	1995		1		100	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,068	2,068	2,068	84.72	175,203
FOP	Porch, Open, Finished	0	80	16	16.94	1,356
UBM	Basement, Unfinished	0	1,800	360	16.94	30,500
UGR	Garage, Unfinished	0	300	90	25.42	7,625
WDK	Deck, Wood	0	64	6	7.94	508
	Ttl. Gross Liv/Lease Area:	2,068	4,312	2,540		215,191