Property Location: 4 BEDFORD CT | **MAP ID: 18B/ 4/ 52/ /** | **Bldg Name:** | **State Use: 1020**

Vision ID: 4238 | **Account #** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/10/2015 19:34**

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
GILBERT, DOROTHY A				
4 BEDFORD CT				
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	18B004052	Precinct	
Calc Frontag		Vote At	
		Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID:	18B-52	ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1020	172,900	172,900
	Total	172,900	172,900

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
GILBERT, DOROTHY A	3038/ 294	08/14/1987	Q		126,000	
LALWANI, DILIP	2794/ 307	08/28/1986			114,000	
HARE, VAN COURT JR	2228/ 102	06/11/1981			240,000	
JOHNSON, RICH & GATES, JERALD	2089/ 300	04/06/1979			1,153,000	
ECHO HILL TOWNHOUSE CONDOMINIU	1726/ 135	08/24/1973			0	
AUBIN, WILLIAM E	1538/ 201	09/01/1968			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1020	172,900	2015	1020	172,900	2014	1020	172,900
	Total:	172,900		Total:	172,900		Total:	161,800

EXEMPTIONS

Year	Type	Description	Amount
2011	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
0001/A				

NOTES

1.01% OWNERSHIP
MODEL B
W-O BASEMENT
CG EXT WALL FY99

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	172,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	172,900
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**172,900**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD10-0070	07/24/2009	RE	Remodel	12,354		0		REPL WINDOWS & DO

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/11/2010			LT	06	Questionnaire Returned Up
05/03/2005			LT	01	Estimate
10/21/1997			EB		
08/19/1986			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		S Adj Fact	Adj. Unit Price	Land Value
1	1020	Condo	RN20				6,889	SF	0.00	1.0000	0	1.0000	1.00	EH1	1.00	101%			.00		0

Total Card Land Units: 0.16 AC | Parcel Total Land Area: 0.16 AC | Total Land Value: 0

Property Location: 4 BEDFORD CT | **MAP ID: 18B/ 4/ 52/ /** | **Bldg Name:** | **State Use: 1020**

Vision ID: 4238 | **Account #** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/10/2015 19:34**

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	55		Res Condo
Model	05		Res Condo
Grade	12		B+
Stories	2		2 Stories
Occupancy	0		
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Floor 1	14		Carpet
Interior Floor 2			
Heat Fuel	04		Electric
Heat Type	07		Electr Basebrd
AC Type	01		None
Ttl Bedrms	03		3 Bedrooms
Ttl Bathrms	1		1 Full
Ttl Half Bths	1		
Xtra Fixtres			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
Foundation			

CONDO DATA

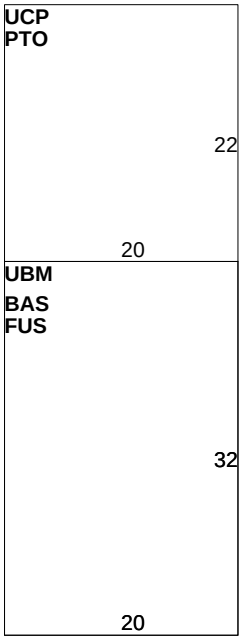
Cmplx Acct# **102697** *ID* **EH** *% Own* **1.01**

Cmplx Name **Echo Hill** *B#* **1** *S#* **3**

Adjust Type	Code	Description	Factor %
Unit Type			
Unit Locn	BED	BEDFORD CT	120

COST/MARKET VALUATION

Adj. Base Rate:	150.52
Replace Cost	218,858
AYB	1965
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	21
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	79
Apprais Val	172,900
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	640	640	640	150.52	96,334
FUS	Upper Story, Finished	640	640	576	135.47	86,700
PTO	Patio	0	440	22	7.53	3,311
UBM	Basement, Unfinished	0	640	128	30.10	19,267
UCP	Carport, Unfinished	0	440	88	30.10	13,246
	Ttl. Gross Liv/Lease Area:	1,280	2,800	1,454		218,858