Property Location: 4 WEBSTER CT | **MAP ID: 18B/ 4/ 56/ /** | **Bldg Name:** | **State Use: 1020**

Vision ID: 4244 | **Account #** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/10/2015 19:36**

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
REDA, EVELYN & NICOLAS M				
4 WEBSTER CT				
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	18B004056	Precinct	
Calc Frontag		Vote At	
		Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID:	18B-56	ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1020	159,600	159,600
RESIDNTL	1020	1,700	1,700
Total		161,300	161,300

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
REDA, EVELYN & NICOLAS M	11772/ 79	10/08/2014	Q	I	165,000	00
WEISS, RACHEL B	10358/ 278	11/02/2010	U	I	180,000	1A
WEISS, ALAN E & BARBARA BARTLETT	9066/ 83	03/15/2007	Q	I	182,000	00
SNYDER, BARBARA E	3066/ 33	09/30/1987	Q		110,000	
LEA, HENRY A & CHARLENE A	2371/ 195	07/27/1983			52,000	
LESNOW, DAVID	1922/ 137	11/18/1976			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1020	159,600	2015	1020	159,600	2014	1020	159,600
2016	1020	1,700	2015	1020	1,700	2014	1020	1,700
	Total:	161,300		Total:	161,300		Total:	150,900

EXEMPTIONS

Year	Type	Description	Amount
2014	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)	159,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,700
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	161,300
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**161,300**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

PARTY-WALL-ECON MODEL A

.83% OWNERSHIP

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD13-0216	09/17/2012	RE	Remodel	4,300		0		5 REPL WINDOWS
ELE07-0094	07/27/2006	EL	Electric	0		0		METER RECONNECT
BLD04-220	10/16/2003	RE	Remodel	2,270		0		REPL DOOR
BLD04-063	07/30/2003	RE	Remodel	13,200		0		RE-ROOF
GAS95-185	12/08/1994			25		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/05/2005			LT	01	Estimate
07/27/1983			MS		

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				5,661	SF	0.00	1.0000	0	1.0000	1.00	EH1	1.00				.00		0

Total Card Land Units: 0.13 AC | Parcel Total Land Area: 0.13 AC | Total Land Value: 0

Property Location: 4 WEBSTER CT | **MAP ID: 18B/ 4/ 56/ /** | **Bldg Name:** | **State Use: 1020**

Vision ID: 4244 | **Account #** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/10/2015 19:36**

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	55		Res Condo
Model	05		Res Condo
Grade	13		A-
Stories	2		2 Stories
Occupancy	0		
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Floor 1	12		Hardwood
Interior Floor 2			
Heat Fuel	03		Gas
Heat Type	05		Hot Water
AC Type	01		None
Ttl Bedrms	02		2 Bedrooms
Ttl Bathrms	1		1 Full
Ttl Half Bths	0		
Xtra Fixtres			
Total Rooms	5		5 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
Foundation			

CONDO DATA

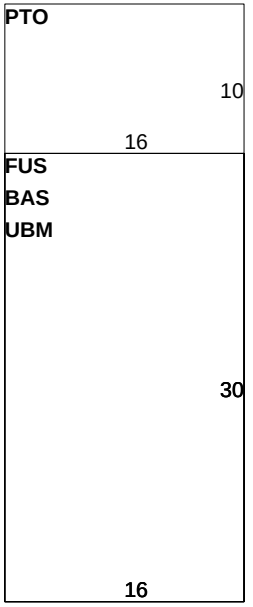
Cmplx Acct# **102697** *ID* **EH** *% Own* **.83**

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

Adjust Type	Code	Description	Factor %
Unit Type			
Unit Locn	WEB	WEBSTER CT	120

COST/MARKET VALUATION

Adj. Base Rate:	198.79
Replace Cost	201,975
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	159,600
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
FGR2	Garage-Good			L	200	30.00	1951		0		29	1,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	480	480	480	198.79	95,421
FUS	Upper Story, Finished	480	480	432	178.91	85,879
PTO	Patio	0	160	8	9.94	1,590
UBM	Basement, Unfinished	0	480	96	39.76	19,084
	Ttl. Gross Liv/Lease Area:	960	1,600	1,016		201,975