

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LARNER ERICA			2 Public Water			ASH Type Desc	ASH Co	ASH Assessed	ASH Assessed	601 AMHERST, MA
			3 Public Sewer			RESIDENTL RES LAND	1010 1010	187,000 159,500	187,000 159,500	
297 WEST ST		SUPPLEMENTAL DATA								VISION
AMHERST MA 01002		Alt PCL ID 20A000012 Calc Front 99.9 Prc_Usrfld Prc_Usrfld BIDIN BIDOUT GIS ID F_380145_2952842		Precinct Vote At Tenant Parent PRC Creat Assoc PID#						
						Total		346,500	346,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LARNER ERICA	14098	251	05-13-2021	U	I	1	1H	FY	ASH C	ASH Assesse	FY	ASH C	Assessed V	FY	ASH C	ASH Assesse	
LARNER, ERICA & CROSS, ANTHONY	13351	0016	08-08-2019	Q	I	235,000	00	2024	1010	177,100	2023	1010	152,600	2022	1010	135,700	
SEIHOUN, FARZAD	8349	0090	07-18-2005	Q	I	248,000	00		1010	150,500			136,900		1010	124,400	
CELLURA, JEAN W LIFE ESTATE	4820	0069	02-02-1996	U	I	0	1A										
CELLURA, JEAN W	1517	0060	01-01-1967	Q		0	00										
Total								327,600		Total		289,500		Total		260,100	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
EXE Yr	Ex Cod	Exemption Type	EXE Amount	Other	Other Descr	Other #	Other \$	Com Int									
2019	ER	OWNER OCCUPIED	0.00														
Total			0.00														

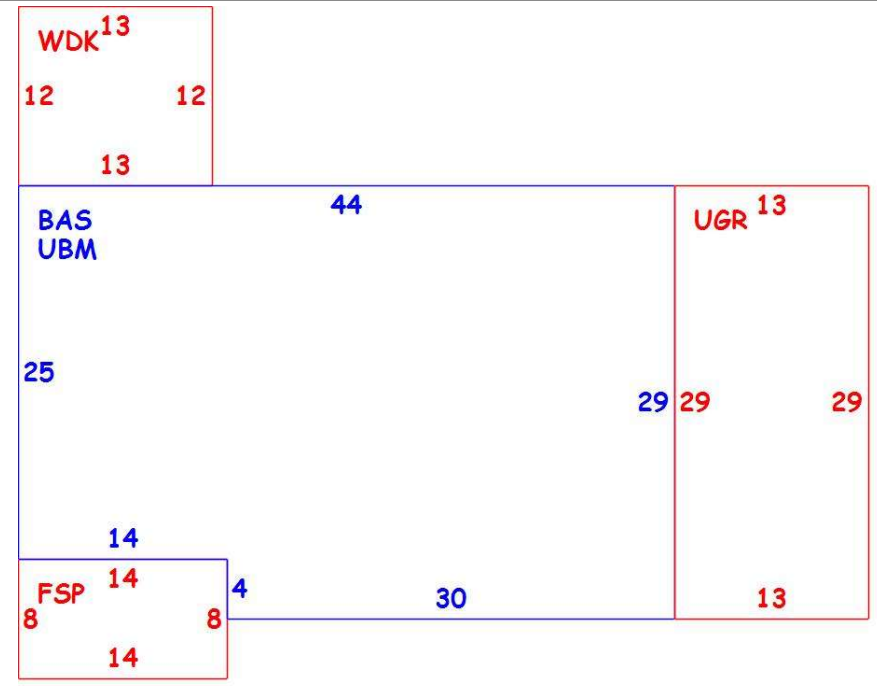
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	PRC Sub Div	Tracing #	Batch		Appraised Bldg. Value (Card)						184,500
SA						Appraised Xf (B) Value (Bldg)						2,500
						Appraised Ob (B) Value (Bldg)						0
NOTES						Appraised Land Value (Bldg)						159,500
INCLUDES 20A - 94						Special Land Value						0
BRICK FRONT						Total Appraised Parcel Value						346,500
NEW ROOF FY98						Valuation Method						C
						Total Appraised Parcel Value						346,500

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	BPE Issue	Permit T	BPE Desc	BPE Amoun	Insp Date	% Comp	BPE Date C	BPE Notes	Date	Id	Type	Is	Cd	Purpost/Result	
ELE20-0111	08-07-2019	EL	Electric	0		0		HEAT DETECTOR IN GAR	07-09-2008	LT			04	Building Permit Review Est	
ELE20-0106	08-07-2019	EL	Electric	0		0		SMOKE DETECTORS	06-05-2006	LT	02		01	Estimate	
BLD08-058	05-13-2008	RE	Remodel	700				ADD BDRM	10-17-2005	DK			15	Drive By Field Review	
ELE05-344	10-28-2004	EL	Electric	0				MISC WIRING W/ REMOD	08-29-2005	DB			03	Building Permit Review	
PLM05-088	10-08-2004	PL	Plumbing	0				WTR CLST,LAV,KIT SINK,	03-26-1997	EB					
BLD05-230	09-21-2004	RE	Remodel	3,500				ETC	07-01-1993	DC					
BLD04-745	06-04-2004	AD	Addition	12,000				NEW STAIRS & ENCLOSE S							

LAND LINE VALUATION SECTION																
B	Use	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	SFD	RN20		20,000	SF	9.36	0.85000	3	1.00	SA	1.000		1.0000	159,100	
1	1010	SFD	RN21		2,500	SF	0.14	1.00000	0	1.00	SA	1.000		1.0000	400	
Total Card Land Units					0.52	SF	Parcel Total Land Area					0.52	Total Land Value			159,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	09	C+			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	19	Brick Veneer			
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			
FBth:	1				
HBth:	0				
Total Xtra Fixtrs					
Total Rooms:	6	6 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
Foundation					

CONDO DATA			
PID Complex	C	Owne	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		263,541	
Year Built		1954	
Effective Year Built			
Depreciation Code		AV	
Remodel Rating			
Year Remodeled			
Depreciation %		30	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		70	
RCNLD		184,500	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	Fireplace 1 St	B	1	3500.00	1987		70		0.00	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,220	1,220	1,220	162.58	198,347
FSP	Porch, Screen, Finished	0	112	28	40.64	4,552
UBM	Basement, Unfinished	0	1,220	244	32.52	39,669
UGR	Garage, Unfinished	0	377	113	48.73	18,371
WDK	Deck, Wood	0	156	16	16.67	2,601
Ttl Gross Liv / Lease Area		1,220	3,085	1,621		263,540

