Property Location: 21 LINDEN RIDGE RD | **MAP ID:** 21D/ / 158/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 4334 | **Account #** | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 04/12/2016 10:19

CURRENT OWNER

FLOOD, HARRY J
C/O JIN, HONGWEI & XING, YAN
21 LINDEN RIDGE RD

AMHERST, MA 01002
Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION

SUPPLEMENTAL DATA

Other ID:	AMHERST HILLS LOT	Precinct	
Calc Frontag	251.4	Vote At	
	NO	Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID: 21D-158		*ASSOC PID#*	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	468,100	468,100
RES LAND	1010	157,100	157,100
	Total	625,200	625,200

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
JIN, HONGWEI, & XING, YAN	12239/ 309	04/08/2016	Q	I	665,000	00
FLOOD, HARRY J	8738/ 105	06/01/2006	Q	I	690,000	00
VEXLER, NORMAN S	8211/ 56	04/01/2005	U	V	135,000	1P
TOFINO ASSOCIATES INC	5035/ 140	12/23/1996	U	V	425,000	1G
FEDERAL DEPOSIT INSURANCE CORP	4786/ 81	12/05/1995	U	V	415,000	1L
FLOWER, JEFFREY W	2869/ 80	12/15/1986	U	V	200,000	1N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	468,100	2015	1010	468,100	2014	1010	468,100
2016	1010	157,100	2015	1010	157,100	2014	1010	157,100
	Total:	625,200		*Total:*	625,200		*Total:*	602,000

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
AW/A				

NOTES

OLD PARCEL 21D/25/24

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	468,100
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	157,100
Special Land Value	0
Total Appraised Parcel Value	625,200
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	625,200

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
PLM06-205	12/30/2005	PL	Plumbing	0		0		3 WTR CLST,4LAV,3TU
GAS06-061	10/19/2005	PL	Plumbing	0		0		RANGE,FURNACE,WTI
ELE05-1165	06/13/2005	EL	Electric	0		0		WIRE SFD
BLD05-803	06/03/2005	NC	New Construct	440,000		0		SFD W/2 CAR GAR

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
03/29/2007			LT	45	Sales Reinspection D
06/07/2006			DB	03	Building Permit Review
02/23/2000			DB	43	Abatement Chg Reinspect
07/22/1986			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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	RO30		251		30,000	SF	4.53	1.1500	8	1.0000	1.00	AW	1.00				1.00		156,300
1	1010	Single Family	RO				6,519	SF	0.12	1.0000	0	1.0000	1.00	AW	1.00				1.00		800

Total Card Land Units: 0.84 AC | **Parcel Total Land Area:** 0.84 AC | **Total Land Value:** 157,100

Property Location: 21 LINDEN RIDGE RD **MAP ID:** 21D/ / 158/ / **Bldg Name:** **State Use:** 1010

Vision ID: 4334 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 04/12/2016 10:19

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	03		Colonial
Model	01		Residential
Grade	18		AA+
Stories	2		
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	12		Hardwood
Interior Flr 2	14		Carpet
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	03		Central
Total Bedrooms	04		4 Bedrooms
Total Bthrms	3		
Total Half Baths			
Total Xtra Fixtrs	2		
Total Rooms	8		
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

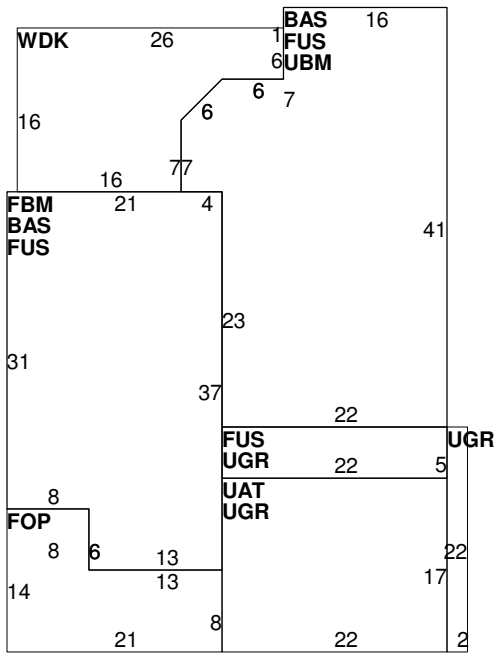
Element	Cd.	Ch.	Description
Foundation	04		Concrete

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	125.36
Replace Cost	487,644
AYB	2006
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	4
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	96
Apprais Val	468,100
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
FPL3	Fireplace 2 St			B	2	4,000.00	2010		1		0	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,625	1,625	1,625	125.36	203,707
FBM	Basement, Finished	0	729	255	43.85	31,966
FOP	Porch, Open, Finished	0	216	43	24.96	5,390
FUS	Upper Story, Finished	1,735	1,735	1,562	112.86	195,810
UAT	Attic, Unfinished	0	374	37	12.40	4,638
UBM	Basement, Unfinished	0	896	179	25.04	22,439
UGR	Garage, Unfinished	0	528	158	37.51	19,807
WDK	Deck, Wood	0	314	31	12.38	3,886
	Ttl. Gross Liv/Lease Area:	3,360	6,417	3,890		487,644