Property Location: 14 WINSTON CT | MAP ID: 18B/ 14/ 63/ / | Bldg Name: | State Use: 1020

Vision ID: 439 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/09/2015 13:08

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
CABANAS, CLODOMIRO & LUCIDIA				
14 WINSTON CT				
AMHERST, MA 01002				
Additional Owners:				

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1020	205,300	205,300
	Total	205,300	205,300

601
AMHERST, MA

VISION

SUPPLEMENTAL DATA

Other ID: 18B014063
Calc Frontag
BIDIN
BIDOUT
GIS ID: 18B-63

Precinct
Vote At
Tenant
Parent
Created
ASSOC PID#

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CABANAS, CLODOMIRO & LUCIDIA	2145/ 214	01/18/1980	Q		45,000	
KANAAN, HISHAM R & HIYAM H	1768/ 164	04/26/1974			39,900	
WINSTON COURT CONDOMINIUM	1683/ 208	01/30/1973			0	
GATES, JERALD H & LOIS S	1610/ 117				0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1020	205,300	2015	1020	205,300	2014	1020	205,300
	Total:	205,300		Total:	205,300		Total:	202,100

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	205,300
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	205,300
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**205,300**

ASSESSING NEIGHBORHOOD

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

NOTES

PARTY WALL-ECON
HALF BRICK/HALF VINYL
SIDING FY95

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD12-0647	03/19/2012	RE		14,000		0		RE-ROOF
BLD06-199	08/10/2005	RE	Remodel	9,000		0		REPL PATIO BLOCK W
BLD05-033	07/22/2004	RE	Remodel	13,400		0		REPL WINDOWS
93B-477	05/28/1993			1,556		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/13/2010	03	1	DB	06	Questionnaire Returned Up
05/05/2005			LT	01	Estimate
07/01/1994			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		S Adj Fact	Adj. Unit Price	Land Value
1	1020	Condo	RN20				5,588	SF	0.00	0.9100	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: 14 WINSTON CT **MAP ID:** 18B/ 14/ 63/ / **Bldg Name:** **State Use:** 1020

Vision ID: 439 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/09/2015 13:08

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	14		Carpet
Interior Floor 2			
Heat Fuel	04		Electric
Heat Type	04		Forced Air-Duc
AC Type	03		Central
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

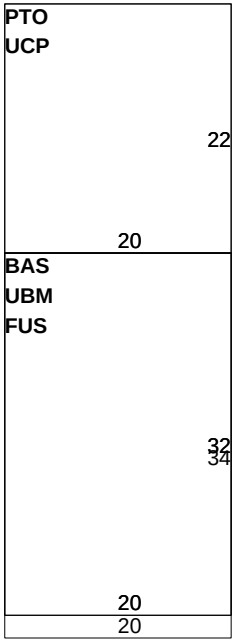
Cmplx Acct# **102697** *ID* **EH** *% Own* **1.01**

Cmplx Name **Echo Hill** *B#* **1** *S#* **2**

Adjust Type	Code	Description	Factor %
Unit Type			
Unit Locn	WIN	WINSTON CT	120

COST/MARKET VALUATION

Adj. Base Rate:	168.07
Replace Cost	250,421
AYB	1972
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	18
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	82
Apprais Val	205,300
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	168.07	107,563
FUS	Upper Story, Finished	680	680	612	151.26	102,857
PTO	Patio	0	440	22	8.40	3,697
UBM	Basement, Unfinished	0	640	128	33.61	21,513
UCP	Carport, Unfinished	0	440	88	33.61	14,790
	Ttl. Gross Liv/Lease Area:	1,320	2,840	1,490		250,421