

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
AMHERST CLARK HOUSE LP				1 Level	1 All Public	1 Paved	1 Urban	ASH Type Desc	ASH Co	Appraised	ASH Assessed	601 AMHERST, MA
506 2ND AVE FL 20								RESIDENTL	1120	13,181,700	13,181,700	
SEATTLE WA 98104				SUPPLEMENTAL DATA				RES LAND	1120	816,700	816,700	VISION
Alt PCL ID 14A000063				Precinct				Total				
Calc Front 234.2				Vote At				13,998,400				
Prc_Usrfl				Tenant								
Prc_Usrfl				Parent								
BIDIN				PRC Creat								
BIDOUT				Assoc PID#								
GIS ID F_381196_2963934												

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
AMHERST CLARK HOUSE LP				12580	0088	03-24-2017	U	I	12,500,000	1B	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse
CLARK HOUSE ASSOCIATES				2129	0022	10-10-1979	U	I	49,000	1N	2024	1120	12,470,800	2023	1120	12,185,300	2022	1120	11,046,000
AMHERST REDEVELOPMENT AUTHORIT				1722	0067	08-06-1973	U	V	0	1N		1120	771,100		1120	701,800		1120	667,100
TOWN OF AMHERST					0			0			Total	13,241,900	Total	12,887,100	Total	11,713,100			

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												
2022	NO	NOT OWNER OCCUP	0.00																	
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name	PRC Sub Div	Tracing #	Batch												
CE																
NOTES																
100 UNITS REPORTED 12/19																
72 SNGL 8 DBL 20 UNITS?																
DBA CLARK HOUSING MANAGEMENT LLC																
Appraised Bldg. Value (Card)												12,773,100				
Appraised Xf (B) Value (Bldg)												382,500				
Appraised Ob (B) Value (Bldg)												26,100				
Appraised Land Value (Bldg)												816,700				
Special Land Value												0				
Total Appraised Parcel Value												13,998,400				
Valuation Method												C				
Total Appraised Parcel Value												13,998,400				

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
BP-22-322	04-20-2022	CM	Commercial	152,000		0		REROOF		01-10-1986	A			00	Measur+Listed
PLM18-026	04-23-2018	PL	Plumbing	0		0		KIT SINK,2LAV,2TOILET							
ELE18-0686	04-11-2018	EL	Electric	0		0		4 DISPOSALS,RANGES,3DS							
BLD18-060	03-01-2018	RE	Remodel	280,000		0		REPL PTO DOORS,COMMO							
ELE18-0556	02-01-2018	EL	Electric	0		0		WIRE COMMON AREA FIRE							
ELE18-0515	01-18-2018	EL	Electric	0		0		LIGHT FIXTURES,GROUND,							
BLD18-050	01-03-2018	RE	Remodel	635,000		0		DRYWALL							

LAND LINE VALUATION SECTION																
B	Use	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	112C	Apt 8+ Com	RG10		12,000	SF	16.47	1.15000	C	1.00	9500	3.550		0	806,900	
1	112C	Apt 8+ Com	RG11		1.370	AC	6,200.00	1.15000	C	1.00	CE	1.000		0	9,800	
Total Card Land Units					1.65	AC	Parcel Total Land Area: 1.65					Total Land Value				816,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	14	Apartments			
Model	94	Commercial			
Grade	19	AAA			
Stories:	6				
Occupancy	100.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	T&G/Rbr Mem			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	04	Electric			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	112C	Apt 8+ Com			
Total Rooms					
Total Bedrms	80				
Total Baths	80				
Foundation	05	Slab			
Heat/AC	01	Heat/Ac Pkgs			
Frame Type	06	Fireprf Steel			
Baths/Plumbing	03	Above Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	03	Above Average			
Wall Height	8.00				
% Comn Wall	0.00				
1st Floor Use:	9052				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
ELEV	Comm Elev	B	6	70000.00	1995		73		0.00	306,600
SPR2	Sprinklers wet	B	94,560	1.10	1995		73		0.00	75,900
LT1	Lights-In W/Pl	L	20	690.00	1981		50		0.00	6,900
PAV1	Paving-Asphalt	L	15,000	1.50	1986		50		0.00	11,300
PAV1	Paving-Asphalt	L	5,260	1.50	1986		100		0.00	7,900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Lease Area	Floor Area	Eff Area	Unit Cost	RCN	
BAS	First Floor	15,760	15,760	15,760	185.04	2,916,230	
FUS	Upper Story, Finished	78,800	78,800	78,800	185.04	14,581,152	
SLB	Slab	0	15,760	0	0.00	0	
		94,560	110,320	94,560		17,497,382	

