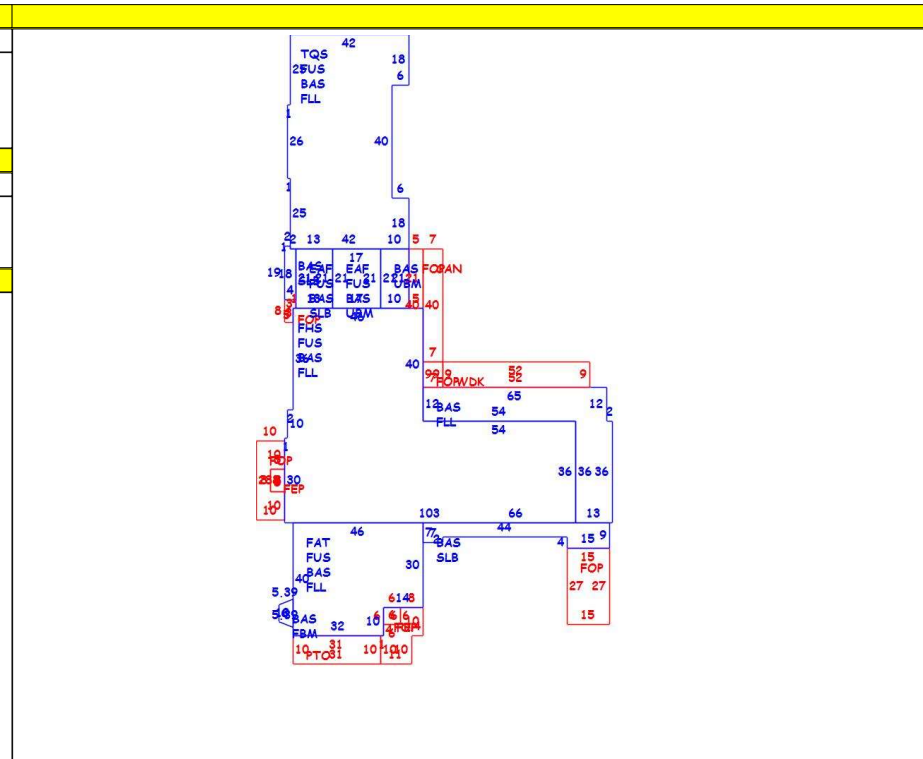


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				601 AMHERST, MA							
AMHERST INN OWNER LLC COMPTROLLERS OFFICE AC #2221 P O BOX 5000 AMHERST MA 01004-5000		1 Level 4 Rolling	1 All Public			ASH Type Desc COMMERC. COM LAND	ASH Co 3000 3000	Appraisec 7,916,400 345,300	ASH Assessed 7,916,400 345,300			VISION					
SUPPLEMENTAL DATA						Total											
Alt PCL ID FKA LORD JEFFREY INN Calc Front 393.2 Prc_Usrfld Prc_Usrfld BIDIN BIDIN: BIDOUT GIS ID F_380990_2963149		Precinct Vote At Tenant Parent PRC Creat Assoc PID#		Total				8,261,700	8,261,700								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
AMHERST INN OWNER LLC AMHERST INN COMPANY AMHERST INN CO		10717 10178 0818	0292 0352 0027	11-14-2011 05-19-2010	U U	I I	100 1 0	1B 1B	FY 2024	ASH C 3000 3000	ASH Assesse 7,462,800 326,000	FY 2023	ASH C 3000 3000	ASH Assesse 6,778,500 296,400	FY 2022	ASH C 3000 3000	ASH Assess 6,475,900 282,200
		Total						Total		7,788,800	Total		7,074,900	Total		6,758,100	
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									
		Total	0.00														
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		PRC Sub Div		Tracing #		Batch		Appraised Bldg. Value (Card)				7,846,200			
5500										Appraised Xf (B) Value (Bldg)				61,200			
										Appraised Ob (B) Value (Bldg)				9,000			
										Appraised Land Value (Bldg)				345,300			
										Special Land Value				0			
										Total Appraised Parcel Value				8,261,700			
										Valuation Method				C			
										Total Appraised Parcel Value				8,261,700			
NOTES										VISIT / CHANGE HISTORY							
FKA THE LORD JEFFERY INN NO PARKING ON SITE OCCUPANCY CERT 12/16/2011 DWB ADTN TO TAVERN 375SF FY98 BATHROOMS = 9/ 40 RMS, 8 SUITES (2RMS+2BTHS EACH)		RESTAURANTS (4)SEATING: BALLROOM=139/ GARDEN RM= 72, TAVERN=49, HEARTH=34 4 CONFERENCE ROOMS SPR1=ALL/NOTES ON BLDG 2								Date	Id	Type	Is	Cd	Purpost/Result		
Permit Id	BPE Issue	Permit T	BPE Desc	BPE Amoun	Insp Date	% Comp	BPE Date C	BPE Notes		06-23-2010	DB	01	1	00	Measur+Listed		
BP-24-1061	10-29-2024	CM	Commercial	2,085,360		0		RE-ROOF, NEW SLATE		10-25-2002	TM			00	Measur+Listed		
BP23308	04-06-2023	CM	Commercial			0		40X80 TENT PATIO IN REAR		06-24-1997	EB						
BP-22-297	04-12-2022	CM	Commercial			0		TEMP 40X80 TENT ON PATIO		06-26-1996	EB						
BLD19-068	04-08-2019	RE	Remodel	5,563		0		TEMP TENT		08-03-1994	EB						
GAS19-002	08-15-2018	PL	Plumbing	0		0		2BOILER,2RANGE,3FRYOLA									
BLD18-095	06-27-2018	RE	Remodel	0		0		TEMP TENT									
BLD17-095	06-20-2017	RE	Remodel	41,000		0		RE-ROOF 1300SF									
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	3000	Hotel	BG10		46,020 SF	5.36	1.00000	C	1.00	5500	1.400			0		345,300	
Total Card Land Units					1.06 AC	Parcel Total Land Area: 1.06					Total Land Value					345,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	39	Inn/Motel			
Model	94	Commercial			
Grade	20	AAA+			
Stories:	3				
Occupancy	49.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	11	Slate			
Interior Wall 1	03	Plaster/Skimc			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	04	Unit/Ac			
Bldg Use	3000	Hotel			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Foundation					
Heat/AC	02	Heat/Ac Split			
Frame Type	03	Masonry			
Baths/Plumbing	03	Above Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	03	Above Average			
Wall Height	8.00				
% Conn Wall	0.00				
1st Floor Use:	3010				
			MIXED USE		
			Code	Description	Percentage
			3000	Hotel	100
					0
					0
			COST / MARKET VALUATION		
			RCN		7,846,217
			Year Built		1924
			Effective Year Built		
			Depreciation Code		E
			Remodel Rating		05
			Year Remodeled		2011
			Depreciation %		0
			Functional Obsol		0
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		100
			RCNLD		7,846,200
			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	% Good	Grade	Grade Adj	Appr. Value
SPR1	Sprinklers-Wet	B	35,286	0.80	2002		100		0.00	28,200
ELV1	Freight Elev	B	1	15000.00	2002		100		0.00	15,000
FPL3	Fireplace 2 St	B	4	4500.00	2002		100		0.00	18,000
PAT2	Patio-Good	L	3,000	6.00	2002		50		0.00	9,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Lease Area	Floor Area	Eff Area	Unit Cost	RCN	
BAS	First Floor	12,834	12,834	12,834	203.77	2,615,134	
CAN	Canopy	0	280	84	61.13	17,116	
EAF	Attic, Expansion, Finished	221	630	221	71.48	45,032	
FAT	Attic, Finished	680	1,700	680	81.51	138,561	
FBM	Basement, Finished	0	40	14	71.32	2,853	
FEP	Porch, Enclosed, Finished	0	76	61	163.55	12,430	
FHS	Half Story, Finished	2,775	5,550	2,775	101.88	565,451	
FLL	Finished Lower Level	8,033	11,476	8,033	142.63	1,636,853	
FOP	Porch, Open, Finished	0	1,054	422	81.58	85,989	
FUS	Upper Story, Finished	10,858	10,858	10,858	203.77	2,212,492	
		37,635	49,572	38,506		7,846,216	



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				601 AMHERST, MA					
AMHERST INN OWNER LLC COMPTROLLERS OFFICE AC #2221 P O BOX 5000 AMHERST MA 01004-5000		1 Level	1 All Public							ASH Type Desc	ASH Co	Appraisec	ASH Assessed			VISION			
		4 Rolling								COMMERC.	3000	7,916,400	7,916,400						
SUPPLEMENTAL DATA										COM LAND	3000	345,300	345,300						
Alt PCL ID		FKA LORD JEFFREY INN		Precinct						Total		8,261,700	8,261,700						
Calc Front		393.2		Vote At															
Prc_Usrfl				Tenant															
Prc_Usrfl				Parent															
BIDIN		BIDIN:		PRC Creat															
BIDOUT																			
GIS ID		F_380990_2963149		Assoc PID#															
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
										FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assess	
										2024	3000	7,462,800	2023	3000	6,778,500	2022	3000	6,475,900	
											3000	326,000		3000	296,400		3000	282,200	
										Total		7,788,800	Total		7,074,900	Total		6,758,100	
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										
				Total															
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		PRC Sub Div		Tracing #		Batch		Appraised Bldg. Value (Card)				7,846,200					
5500										Appraised Xf (B) Value (Bldg)				61,200					
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										Valuation Method				C					
										Total Appraised Parcel Value				8,261,700					
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				
LAND LINE VALUATION SECTION																			
B	Use	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes			Location Adjustment		Adj Unit Pric	Land Value	
Total Card Land Units					Parcel Total Land Area:										Total Land Value			345,300	

CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
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Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	04	Unit/Ac			
Bldg Use	3000	Hotel			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Foundation					
Heat/AC	02	Heat/Ac Split			
Frame Type	03	Masonry			
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:	3010				

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Lease Area	Floor Area	Eff Area	Unit Cost	RCN
PTO	Patio	0	310	16	10.52	3,260
SLB	Slab	0	751	0	0.00	0
TQS	Three Quarter Story	2,234	2,978	2,234	152.86	455,213
UBM	Basement, Unfinished	0	567	227	81.58	46,255
WDK	Deck, Wood	0	468	47	20.46	9,577