Property Location: 120 PULPIT HILL RD | **MAP ID: 2C/ 29/ 43/ /** | **Bldg Name:** | **State Use: 1020**

Vision ID: 5 | **Account #** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/09/2015 09:09**

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
SIMM, GINA D				
120 PULPIT HILL RD #29				
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	CHERRY HILL CONDO	Precinct	
Calc Frontag		Vote At	
		Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID:	2C-29-43	ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1020	240,600	240,600
		Total	240,600	240,600

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SIMM, GINA D	10889/ 21	04/30/2012	Q	I	250,000	00
BRONGERS, LENI L & GOODALE, BENJAMIN W	9726/ 105	03/04/2009	Q	I	252,582	00
BODHI, CHARLES & SHERYL EPI	7972/ 38	08/31/2004	Q	I	209,000	00
FREED, AMY	5722/ 104	06/28/1999	Q	I	122,000	00
SIMM, GINA D	5493/ 232	09/25/1998	Q	I	120,000	00
JOHNSON, JOYCE & CHARLES	4539/ 329	08/22/1994	U	I	108,757	1G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1020	240,600	2015	1020	240,600	2014	1020	240,600
	Total:	240,600		Total:	240,600		Total:	224,700

EXEMPTIONS

Year	Type	Description	Amount
2012	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
0001/A				

NOTES

890 FT PULPIT HILL RD
AND 375 MONTAGUE RD
ZBA 93-14 APPROVAL TO
DEVELOP 36 RESID UNITS-
ONE COM UNIT-PURD TOTAL
ACREAGE 23.40 WITH CONSER

RESTRICT OF 10.94 & 2.49A
EACH UNIT IS ASSESSED W/
A PORTION OF COMMON BLDG.
LAND IS ASSESSED BASED ON
% OF COMMON OWNERSHIP

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	238,800
Appraised XF (B) Value (Bldg)	1,800
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	240,600
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**240,600**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
GAS10-0143	02/26/2010	PL	Plumbing	0		0		REPL BOILER
PLM10-0192	02/26/2010	PL	Plumbing	0		0		HOT WTR TANK
GAS06-087	11/14/2005	PL	Plumbing	0		0		GAS FPL
ELE05-689	02/11/2005	EL	Electric	0		0		WIRE ADD'T
BLD05-567	02/10/2005	AD	Addition	15,000		0		12X18 ADD'T, LV RM, M
BLD00-680	06/01/2000	RE	Remodel	2,933		0		NEW SIDING

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
04/05/2006	03		LT	01	Estimate
09/02/2005			DB	03	Building Permit Review
10/08/2002			LT	03	Building Permit Review
02/08/1995			DB		

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		120		43,560	SF	0.00	1.0000	0	1.0000	1.00	NA	1.00	890 FT PULPIT HILL			.00		0
1	3930	Apr	APR				22.40	AC	0.00	1.0000	0	0.4000	1.00	NA	1.00	CONSERVATION RES			.00		0
1	1250	Othr Liv F Res	RN23				0	SF	0.00	1.0000	0	1.0000	1.00	NA	1.00				.00		0

Total Card Land Units: 23.40 AC | **Parcel Total Land Area:** 23.4 AC | **Total Land Value:** 0

Property Location: 120 PULPIT HILL RD **MAP ID: 2C/ 29/ 43/ /** **Bldg Name:** **State Use: 1020**

Vision ID: 5 **Account #** **Bldg #: 1 of 1** **Sec #: 1 of 1** **Card 1 of 1** **Print Date: 12/09/2015 09:09**

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	55		Res Condo
Model	05		Res Condo
Grade	13		A-
Stories	1		1 Story
Occupancy	0		
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Floor 1	09		Pine/Soft Wood
Interior Floor 2			
Heat Fuel	03		Gas
Heat Type	05		Hot Water
AC Type	01		None
Ttl Bedrms	03		3 Bedrooms
Ttl Bathrms	1		1 Full
Ttl Half Bths	0		
Xtra Fixtres			
Total Rooms	4		
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
Foundation			

CONDO DATA

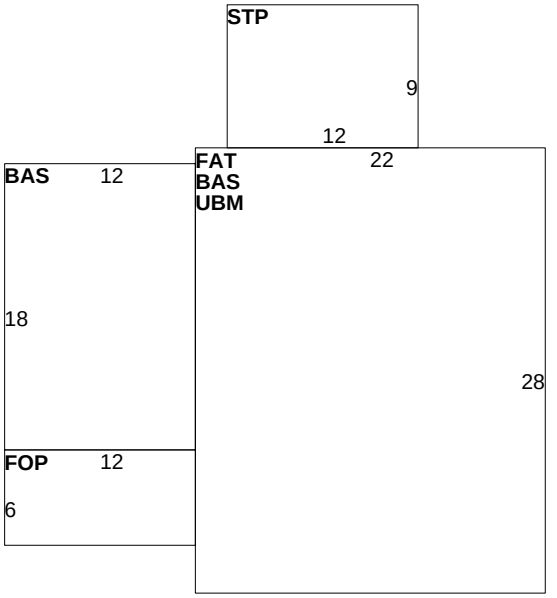
Cmplx Acct# **102675** *ID* **3** *% Own* **0**

Cmplx Name **Pulpit Hill Rd.** *B#* **1** *S#* **1**

Adjust Type	Code	Description	Factor %
Unit Type			
Unit Locn			

COST/MARKET VALUATION

Adj. Base Rate:	217.02
Replace Cost	259,551
AYB	1994
Dep Code	VG
Remodel Rating	
Year Remodeled	
Dep %	8
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	92
Apprais Val	238,800
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
COMB	Common Bldg			L	1	0.00	1994		0		3	0
FLUG	Gas No Flue			B	1	2,000.00	2006		1		100	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	832	832	832	217.02	180,557
FAT	Attic, Finished	216	616	216	76.10	46,875
FOP	Porch, Open, Finished	0	72	14	42.20	3,038
STP	Stoop	0	108	11	22.10	2,387
UBM	Basement, Unfinished	0	616	123	43.33	26,693
	Ttl. Gross Liv/Lease Area:	1,048	2,244	1,196		259,551