**Property Location:** 170 EAST HADLEY RD #109 | **MAP ID:** 16D/ 109/ 14/ / | **Bldg Name:** | **State Use:** 1020

**Vision ID:** 5479 | **Account #** | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 01/09/2017 00:14

| CURRENT OWNER | TOPO. | UTILITIES | STRT./ROAD | LOCATION |
|---|---|---|---|---|
| BAYBORODIN, MILLA | | | | |
| 14 WESTMINSTER WAY | | | | |
| WESTBOROUGH, MA 01581 | | | | |
| Additional Owners: | | | | |

**SUPPLEMENTAL DATA**

| | | | |
|---|---|---|---|
| Other ID: | BROOK UNIT 109 | Precinct | |
| Calc Frontag | | Vote At | |
| | | Tenant | |
| | | Parent | |
| BIDIN | | Created | |
| BIDOUT | | | |
| GIS ID: 16D-14 | | ASSOC PID# | |

**CURRENT ASSESSMENT**

| Description | Code | Appraised Value | Assessed Value |
|---|---|---|---|
| RESIDNTL | 1020 | 126,600 | 126,600 |
| | Total | 126,600 | 126,600 |

601
AMHERST, MA

# VISION

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. |
|---|---|---|---|---|---|---|
| BAYBORODIN, MILLA | 11955/ 224 | 06/01/2015 | U | I | 1 | 1A |
| BAYBORODIN, ALINA O | 11558/ 246 | 12/31/2013 | Q | I | 136,000 | 00 |
| COOK, TIMOTHY & ET AL | 9578/ 245 | 08/21/2008 | Q | I | 148,000 | 00 |
| CORGNATI, FRANCES D | 5036/ 282 | 12/24/1996 | Q | I | 57,900 | 00 |
| ERCOLINI, ROBERT TRUSTEE | 3239/ 323 | 08/23/1988 | U | I | 0 | 1N |
| ERCOLINI, ROBERT TRUSTEE | 2518/ 339 | 12/04/1984 | U | I | 0 | 1N |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2017 | 1020 | 126,600 | 2016 | 1020 | 126,600 | 2015 | 1020 | 126,600 |
| | Total: | 126,600 | | Total: | 126,600 | | Total: | 126,600 |

**EXEMPTIONS**

| Year | Type | Description | Amount |
|---|---|---|---|
| 2015 | NO | NOT OWNER OCCUP | 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**

FY94 ABATEMENT -
CORRECTED FOR CONDO

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised Bldg. Value (Card) | 126,600 |
| 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 | 126,600 |
| Valuation Method: | C |
| Exemptions | 0 |
| Adjustment: | 0 |
| **Net Total Appraised Parcel Value** | **126,600** |

**BUILDING PERMIT RECORD**

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|---|---|---|---|---|---|---|---|---|
| PLM09-0280 | 05/22/2009 | PL | Plumbing | 0 | | 0 | | TUB |

**VISIT/ CHANGE HISTORY**

| Date | Type | IS | ID | Cd. | Purpose/Result |
|---|---|---|---|---|---|
| 05/12/2005 | | | LT | 01 | Estimate |
| 10/24/2000 | | | DB | 02 | Informal Review Inspectior |
| 11/07/1991 | | | 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 | | | | 7,175 | SF | 0.00 | 0.9000 | 0 | 1.0000 | 1.00 | MV1 | 1.00 | .75% | | | .00 | | 0 |

Total Card Land Units: 0.16 AC | Parcel Total Land Area: 0.16 AC | Total Land Value: 0

**Property Location:** 170 EAST HADLEY RD #109 **MAP ID:** 16D/ 109/ 14/ / **Bldg Name:** **State Use:** 1020

**Vision ID:** 5479 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 01/09/2017 00:14

## CONSTRUCTION DETAIL

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Style | 55 | | Res Condo |
| Model | 05 | | Res Condo |
| Grade | 09 | | C+ |
| 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 | 07 | | Electr Basebrd |
| AC Type | 01 | | None |
| Ttl Bedrms | 02 | | 2 Bedrooms |
| Ttl Bathrms | 1 | | 1 Full |
| Ttl Half Bths | 1 | | |
| Xtra Fixtres | | | |
| Total Rooms | 5 | | 5 Rooms |
| Bath Style | 02 | | Average |
| Kitchen Style | 02 | | Modern |

## CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Foundation | | | |

## CONDO DATA

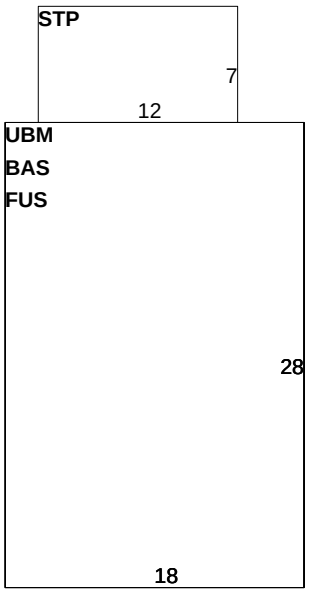
*Cmplx Acct#* **102721** *ID* **R** *% Own* **.75**

*Cmplx Name* **The Brook** *B#* **1** *S#* **3**

| Adjust Type | Code | Description | Factor % |
|---|---|---|---|
| Unit Type | 2 | TWO STORY | 100 |
| Unit Locn | | | |

## COST/MARKET VALUATION

| | |
|---|---|
| Adj. Base Rate: | 144.70 |
| Replace Cost | 154,400 |
| AYB | 1970 |
| 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 | 126,600 |
| 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 | 504 | 504 | 504 | 144.70 | 72,931 |
| FUS | Upper Story, Finished | 504 | 504 | 454 | 130.35 | 65,696 |
| STP | Stoop | 0 | 84 | 8 | 13.78 | 1,158 |
| UBM | Basement, Unfinished | 0 | 504 | 101 | 29.00 | 14,615 |
| | *Ttl. Gross Liv/Lease Area:* | 1,008 | 1,596 | 1,067 | | 154,400 |