Property Location: 23 STAGECOACH RD | **MAP ID:** 30B/ / 93/ / | **Bldg Name:** | **State Use:** 1010

Vision ID: 556 | **Account #** | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 07/05/2016 08:52

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
SMITH, SUZAN & SHEA, PETER W		2 Public Water		
C/O LIPPINCOTT, DON F & ADAMS, A		3 Public Sewer		
23 STAGECOACH RD				
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	30B000093	Precinct	
Calc Frontag	149.2	Vote At	
		Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID:	30B-93	*ASSOC PID#*	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	144,400	144,400
RES LAND	1010	137,500	137,500
		Total	281,900	281,900

601 AMHERST, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
LIPPINCOTT, DON F & ADAMS, AMELIA C	12323/ 217	06/30/2016	Q	I	287,000	00
SMITH, SUZAN & SHEA, PETER W	2378/ 240	08/15/1983	Q	I	88,000	00
CHRISTIAN, JAMES M & TWILA B	2232/ 58	07/01/1981	Q	I	81,900	00
WILLIAMS,HERMAN J &GABRIELLE B	2115/ 30	08/02/1979	Q	I	65,000	00
OLDS, W MASON & MARJORIE P	1729/ 2	08/30/1973	Q	I	42,900	00
MILLER, N LAURENCE & NANCY I	1704/ 191	05/22/1973	Q	V	7,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	162,100	2015	1010	162,100	2014	1010	162,100
2016	1010	137,500	2015	1010	137,500	2014	1010	137,500
	Total:	299,600		*Total:*	299,600		*Total:*	286,200

EXEMPTIONS

Year	Type	Description	Amount
2016	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)	139,700
Appraised XF (B) Value (Bldg)	4,700
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	137,500
Special Land Value	0
Total Appraised Parcel Value	281,900
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	281,900

ASSESSING NEIGHBORHOOD

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

NOTES

LOT 233 SOLAR HOT WATER

1987

W-O BASEMENT

CONSTRUCT WOOD DECK FY94

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD16-0776	03/11/2016	RE	Remodel	0		0		WOOD STOVE INSPEC
PLM15-0095	08/27/2014	PL	Plumbing	0		0		DISHWASHER
ELE12-0730	05/21/2012	EL	Electric	0		0		WIRE WTR HTR
PLM12-0330	05/21/2012	PL	Plumbing	0		0		REPL WTR HTR
93B-425	06/11/1992			3,000		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/02/2009			LT	15	Drive By Field Review
10/17/2005			DK	15	Drive By Field Review
06/17/1993			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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	RO30				30,000	SF	4.53	1.0000	4	1.0000	1.00	DS	1.00	LOT 233			1.00		135,900
1	1010	Single Family	RO31				13,560	SF	0.12	1.0000	0	1.0000	1.00	DS	1.00				1.00		1,600

Total Card Land Units: 1.00 AC | **Parcel Total Land Area:** 1 AC | **Total Land Value:** 137,500

Property Location: 23 STAGECOACH RD **MAP ID:** 30B/ / 93/ / **Bldg Name:** **State Use:** 1010

Vision ID: 556 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 07/05/2016 08:52

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	01		Ranch
Model	01		Residential
Grade	11		B
Stories	1		1 Story
Occupancy	1		
Exterior Wall 1	08		Wood On Sheath
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	04		Electric
Heat Type	07		Electr Basebrd
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths	1		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

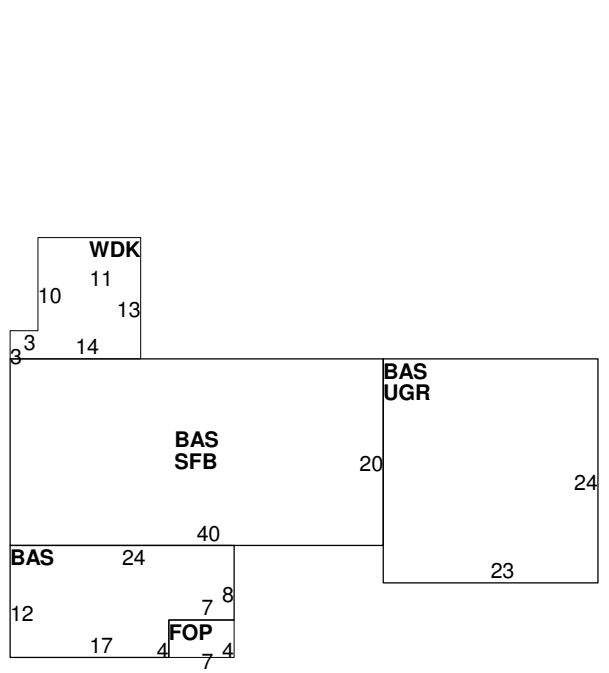
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	79.86
Replace Cost	176,811
AYB	1973
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	21
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	79
Apprais Val	139,700
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
FPL1	Fireplace 1 St			B	2	3,000.00	1993		1		100	4,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,612	1,612	1,612	79.86	128,735
FOP	Porch, Open, Finished	0	28	6	17.11	479
SFB	Base, Semi-Finished	0	800	400	39.93	31,944
UGR	Garage, Unfinished	0	552	166	24.02	13,257
WDK	Deck, Wood	0	304	30	7.88	2,396
	Ttl. Gross Liv/Lease Area:	1,612	3,296	2,214		176,811