Property Location 188 SUNDERLAND RD | Map ID 2C/ / 13/ / | Bldg Name | State Use 1010
Vision ID 5572 | Account # 02C000013 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date: 1/11/2024

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
RGINK LLC		2 Public Water		
		3 Public Sewer		
PO BOX 2308				
AMHERST MA 01004				

SUPPLEMENTAL DATA

Alt PCL ID	02C000013	Precinct	
Calc Front	421.3	Vote At	
Prc_Usrfld		Tenant	
Prc_Usrfld		Parent	
BIDIN		PRC Creat	
BIDOUT			
GIS ID	F_376704_2978349	Assoc PID#	

CURRENT ASSESSMENT

ASH Type Desc	ASH Co	ASH Assessed	ASH Assessed
RESIDNTL	1010	241,000	241,000
RES LAND	1010	196,300	196,300
	Total	437,300	437,300

601

AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RGINK LLC	11819	0197	12-05-2014	U	I	1	1A
DIBENEDETTO, PAUL M & OLEVSKY, ROXA	7256	0254	06-13-2003	U	I	1	1R
DIBENEDETTO, PAUL M	7256	0252	06-13-2003	U	I	1	1R
MCGILL, DONNA M TRUSTEE	7256	0249	06-13-2003	Q	I	292,000	00
BOULANGER, EUGENE H & ROBERTA	4084	0193	11-12-1992	U	I	148,000	1G

PREVIOUS ASSESSMENTS (HISTORY)

FY	ASH C	ASH Assesse	FY	ASH C	Assessed V	FY	ASH C	ASH Assesse
2024	1010	241,000	2023	1010	206,100	2022	1010	182,300
	1010	196,300		1010	180,300		1010	162,700
	Total	437,300		Total	386,400		Total	345,000

EXEMPTIONS

EXE Yr	Ex Cod	Exemption Type	EXE Amount
2008	NO	NOT OWNER OCCUP	0.00
		Total	0.00

OTHER ASSESSMENTS

Other	Other Descr	Other #	Other $	Com Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	PRC Sub Div	Tracing #	Batch
NA				

NOTES

CONSTRUCT RETAINING WALL

1993

INCLUDES 2C-31 FY2002

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	228,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	12,800
Appraised Land Value (Bldg)	196,300
Special Land Value	0
Total Appraised Parcel Value	437,300
Valuation Method	C
Total Appraised Parcel Value	437,300

BUILDING PERMIT RECORD

Permit Id	BPE Issue	Permit T	BPE Desc	BPE Amoun	Insp Date	% Comp	BPE Date C	BPE Notes
ELE16-0484	12-09-2015	EL	Electric	0		0		METER RECONNECT
PLM13-018	12-05-2012	PL		0		0		INSTL BOILER
GAS13-015	12-05-2012	PL	Plumbing	0		0		INSTL BOILER
ELE12-0609	03-28-2012	EL	Electric	0		0		NEW SERVICE
93B-104	08-24-1992			800		0		

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
10-27-2005	SS			15	Drive By Field Review
04-29-2004	DB			45	Sales Reinspection
06-23-1993	EB				

LAND LINE VALUATION SECTION

B	Use	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1010	SFD	CO		20,000	SF	8.83	1.00000	4	1.00	NA	1.000			1.0000		176,600
1	1010	SFD	CO		67,120	SF	0.14	1.00000	0	1.00	NA	1.000			1.0000		9,400
1	1010	SFD	CO		2.760	AC	6,200.00	1.00000	0	1.00	NA	1.000			1.0000		10,300
				Total Card Land Units	4.76	SF	Parcel Total Land Area			4.76						Total Land Value	196,300

Property Location	188 SUNDERLAND RD	Map ID	2C/ / 13/ /	Bldg Name		State Use	1010
Vision ID	5572	Account #		Bldg #	1	Sec # 1 of 1	Card # 1 of 1	Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	06	Farmhouse
Model	01	Residential
Grade:	12	B+
Stories:	2	2 Stories
Occupancy		
Exterior Wall 1	26	Aluminum Sidng
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	11	Slate
Interior Wall 1	03	Plaster/Skimc
Interior Wall 2		
Interior Flr 1	09	Pine/Soft Wood
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	04	Forced Air-Duc
AC Type:	01	None
Total Bedrooms	03	3 Bedrooms
FBth:	1	
HBth:	0	
Total Xtra Fixtrs		
Total Rooms:	5	5 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Modern
Foundation		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

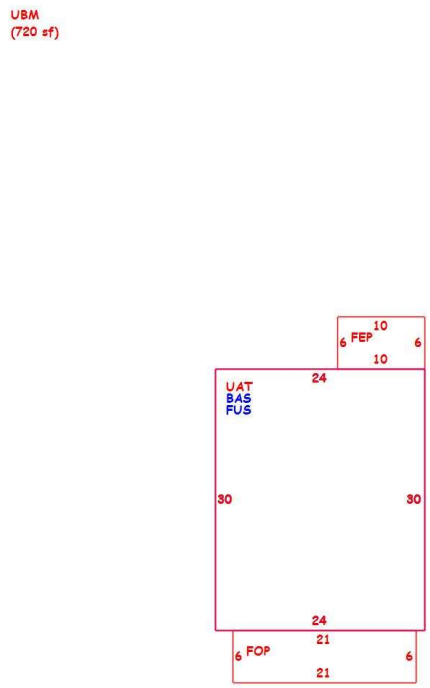
CONDO DATA

PID Complex		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	304,280
Year Built	1890
Effective Year Built	
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	75
RCNLD	228,200
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	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	Garage-Ave	L	900	25.00	1951		50		0.00	11,300
SHP1	Work Shop Av	L	324	18.00	1951		25		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	720	720	720	184.30	132,696
FEP	Porch, Enclosed, Finished	0	60	42	129.01	7,741
FOP	Porch, Open, Finished	0	126	25	36.57	4,608
FUS	Upper Story, Finished	720	720	648	165.87	119,427
UAT	Attic, Unfinished	0	720	72	18.43	13,270
UBM	Basement, Unfinished	0	720	144	36.86	26,539
	Ttl Gross Liv / Lease Area	1,440	3,066	1,651		304,281