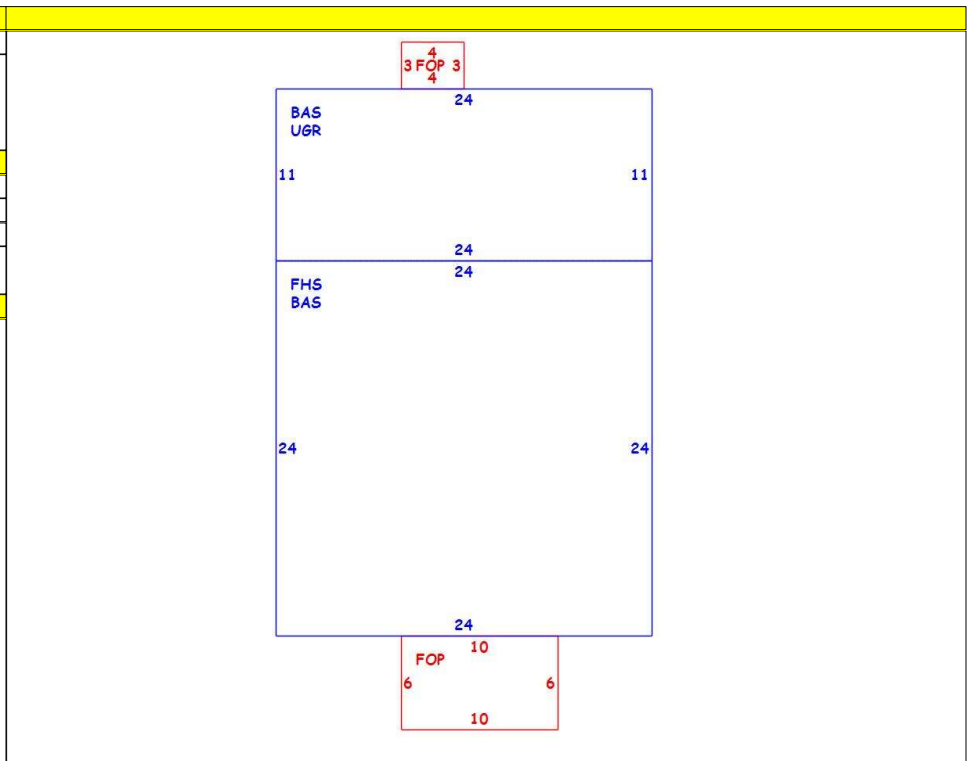


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				601 AMHERST, MA							
40 MONTAGUE RD LLP C/O KAMINS REAL ESTATE 400 AMITY ST AMHERST MA 01002			2 Public Water 3 Public Sewer			ASH Type Desc RESIDENTL RES LAND	ASH Co 1010 1010	ASH Assessed 173,000 167,600	ASH Assessed 173,000 167,600			<b>VISION</b>					
SUPPLEMENTAL DATA						Total											
Alt PCL ID 14B000214 Calc Front 94.8 Prc_Usrflid NO Prc_Usrflid BIDIN BIDOUT GIS ID F_384243_2962242		Precinct Vote At Tenant Parent PRC Creat Assoc PID#		Total				340,600	340,600								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
40 MONTAGUE RD LLP ARTENSTEIN, JOEL & NATENSHON, H ARTENSTIEN, J; NATENSHON, H; P BRAY, CHARLES H & DEBRA M BRAY, HAROLD A & DOROTHY M		9842 2555 2436 2031 1241	0336 0302 0220 0328 0493	06-08-2009 04-19-1985 03-23-1984 06-23-1978 02-26-1957	U	I	195,396 1 135,000 0 0	1B	FY 2024	ASH C 1010 1010	ASH Assesse 163,300 158,600	FY 2023	ASH C 1010 1010	Assessed V 140,300 145,000	FY 2022	ASH C 1010 1010	ASH Assesse 123,100 131,400
Total								Total		321,900	Total		285,300	Total		254,500	
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									
2008	NO	NOT OWNER OCCUP	0.00														
Total			0.00														
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		PRC Sub Div		Tracing #		Batch		Appraised Bldg. Value (Card) 173,000							
EA										Appraised Xf (B) Value (Bldg) 0							
Total						Appraised Ob (B) Value (Bldg) 0											
Total						Appraised Land Value (Bldg) 167,600											
Total						Special Land Value 0											
Total						Total Appraised Parcel Value 340,600											
Total						Valuation Method C											
Total						Total Appraised Parcel Value 340,600											
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		
DEMO-21-1	07-19-2021	DE	Demolish			0		30X20 SHED		07-22-2024	AA		2	02	Informal Review Inspection		
PLM19-029	06-19-2019	PL	Plumbing	0		0		REPL LAV, TOILET, WTR HTR		06-02-2022	KM	02		03	Permit Review		
BLD19-078	05-13-2019	RE	Remodel	11,084		0		REPR WALLS, CEILINGS		10-18-2005	RD			15	Drive By Field Review		
ELE19-0747	05-06-2019	EL	Electric	0		0		WTR DAMAGE ETC		03-11-2005	DB			03	Building Permit Review		
BLD19-050	02-01-2019	RE	Remodel	3,000		0		REWIRE CIRCUITS WTR		03-22-2000	DB			40	No Change On Abatement		
BLD17-043	11-15-2016	RE	Remodel	5,775		0		DAMAGE		10-08-1991	EB						
ELE17-0035	07-13-2016	EL	Electric	0		0		DEMO WALLS & ELS WTR D									
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	9.36	0.85000	3	1.00	EA	1.000			1.0000		159,100	
1	1010	SFD	CO		61,021 SF	0.14	1.00000	0	1.00	EA	1.000			1.0000		8,500	
Total Card Land Units					1.86 SF	Parcel Total Land Area					1.86	Total Land Value		167,600			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Farmhouse			
Model	01	Residential			
Grade:	10	B-			
Stories:	1.5	1 1/2 Stories			
Occupancy	1				
Exterior Wall 1	26	Aluminum Sidng			
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	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
FBth:	1				
HBth:					
Total Xtra Fixtrs					
Total Rooms:	7	6 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
Foundation					
<b>CONDO DATA</b>					
PID Complex		C	Owne	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			247,179		
Year Built			1900		
Effective Year Built					
Depreciation Code			AV		
Remodel Rating					
Year Remodeled					
Depreciation %			30		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			70		
RCNLD			173,000		
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	840	840	840	197.74	166,104	
FHS	Half Story, Finished	317	576	317	108.83	62,685	
FOP	Porch, Open, Finished	0	72	14	38.45	2,768	
UGR	Garage, Unfinished	0	264	79	59.17	15,622	
Ttl Gross Liv / Lease Area		1,157	1,752	1,250		247,179	

