Property Location: 50 MEADOW ST | MAP ID: 5A/ 89/ 142/ / | Bldg Name: | State Use: 1020

Vision ID: 5732 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/11/2015 10:40

## CURRENT OWNER

FATIMA, JAMILA & KAZI, KHALID A
C/O TMA
50 MEADOW ST

AMHERST, MA 01002
Additional Owners:

## TOPO. / UTILITIES / STRT./ROAD / LOCATION

## SUPPLEMENTAL DATA

Other ID: TOWNHOUSE UNIT 89
Calc Frontag
BIDIN
BIDOUT
GIS ID: 5A-142

Precinct
Vote At
Tenant
Parent
Created
ASSOC PID#

## CURRENT ASSESSMENT

| Description | Code | Appraised Value | Assessed Value |
|---|---|---|---|
| RESIDNTL | 1020 | 116,800 | 116,800 |
| Total | | 116,800 | 116,800 |

601
AMHERST, MA

# VISION

## RECORD OF OWNERSHIP

| | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. |
|---|---|---|---|---|---|---|
| FATIMA, JAMILA & KAZI, KHALID A | 8394/ 118 | 08/16/2005 | Q | I | 177,500 | 00 |
| J J TRUST OF 1995 | 4832/ 147 | 02/28/1996 | U | I | 35,000 | 1A |
| FRAIMAN, BEATRICE | 4811/ 123 | 01/22/1996 | U | I | 35,000 | 1L |
| BAUSK, ALLAN TRUSTEE BLUMA RE | 3950/ 229 | 05/14/1992 | U | I | 1 | 1N |
| KAUFMAN, HERBERT F | 2655/ 178 | 12/09/1985 | Q | I | 75,500 | 00 |
| FRAIMAN, MELVIN L TRUSTEE | 2454/ 215 | 05/21/1984 | U | I | 0 | 1N |

## PREVIOUS ASSESSMENTS (HISTORY)

| Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2016 | 1020 | 116,800 | 2015 | 1020 | 116,800 | 2014 | 1020 | 116,800 |
| | Total: | 116,800 | | Total: | 116,800 | | Total: | 118,600 |

## EXEMPTIONS

| Year | Type | Description | Amount |
|---|---|---|---|
| 2008 | 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

## APPRAISED VALUE SUMMARY

| | |
|---|---|
| Appraised Bldg. Value (Card) | 116,800 |
| 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 | 116,800 |
| Valuation Method: | C |
| Exemptions | 0 |
| Adjustment: | 0 |
| **Net Total Appraised Parcel Value** | **116,800** |

## BUILDING PERMIT RECORD

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|---|---|---|---|---|---|---|---|---|
| 5 | | | | 0 | | 0 | | |
| BLD99-520 | 02/03/1999 | AD | Addition | 1,581,000 | | 0 | | MODIFY RO |
| GAS95-029 | 01/23/1995 | | | 15 | | 0 | | |

## VISIT/ CHANGE HISTORY

| Date | Type | IS | ID | Cd. | Purpose/Result |
|---|---|---|---|---|---|
| 10/26/2005 | | | RD | 15 | Drive By Field Review |
| 05/20/2005 | | | LT | 01 | Estimate |
| 03/02/1987 | | | A | | |

## 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 | | | | 6,896 | SF | 0.00 | 0.8500 | 0 | 1.0000 | 1.00 | NA1 | 1.00 | 1.09% | | | .00 | | 0 |

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

**Property Location: 50 MEADOW ST** | **MAP ID: 5A/ 89/ 142/ /** | **Bldg Name:** | **State Use: 1020**

**Vision ID: 5732** | **Account #** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/11/2015 10:40**

## CONSTRUCTION DETAIL

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Style | 55 | | Res Condo |
| Model | 05 | | Res Condo |
| Grade | 10 | | B- |
| Stories | 2 | | 2 Stories |
| Occupancy | 1 | | |
| Interior Wall 1 | 05 | | Drywall/Sheet |
| Interior Wall 2 | | | |
| Interior Floor 1 | 14 | | Carpet |
| Interior Floor 2 | | | |
| Heat Fuel | 03 | | Gas |
| Heat Type | 04 | | Forced Air-Duc |
| AC Type | 01 | | None |
| Ttl Bedrms | 03 | | 3 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

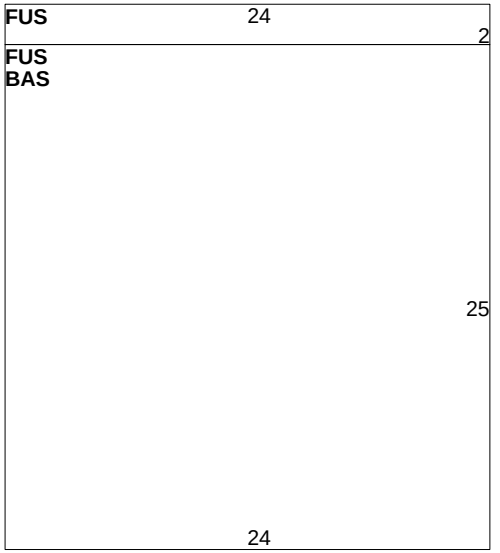
*Cmplx Acct#* **102729** *ID* **TH** *% Own* **2.04**

*Cmplx Name* **Townehouse** *B#* **1** *S#* **1**

| Adjust Type | Code | Description | Factor % |
|---|---|---|---|
| Unit Type | | | |
| Unit Locn | BL10 | UNITS 81-96 | 85 |

## COST/MARKET VALUATION

| | |
|---|---|
| Adj. Base Rate: | 131.60 |
| Replace Cost | 155,684 |
| AYB | 1968 |
| Dep Code | AV |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | 25 |
| Functional Obslnc | 0 |
| External Obslnc | 0 |
| Cost Trend Factor | |
| Condition | |
| % Complete | |
| Overall % Cond | 75 |
| Apprais Val | 116,800 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SHD1 | Shed Frame | | | L | 10 | 8.00 | 1968 | | 0 | | 50 | 0 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|---|---|---|---|---|---|---|
| BAS | First Floor | 600 | 600 | 600 | 131.60 | 78,961 |
| FUS | Upper Story, Finished | 648 | 648 | 583 | 118.40 | 76,723 |
| | *Ttl. Gross Liv/Lease Area:* | 1,248 | 1,248 | 1,183 | | 155,684 |