Property Location: 42 HOBART LN | **MAP ID:** 5C/ 12/ 56/ / | **Bldg Name:** | **State Use:** 1020

Vision ID: 5883 | **Account #** | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 01/09/2017 01:39

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
GILREATH MANOR LLC				
25 NORTH PLEASANT ST 2ND FLOOR				
AMHERST, MA 01002				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	GILREATH MANOR UN	Precinct	
Calc Frontag		Vote At	
		Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID: 5C-56		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1020	127,500	127,500
	Total	127,500	127,500

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
GILREATH MANOR LLC	11062/ 286	09/28/2012	U	I	1	1B
GRANDONICO PROPERTIES, LLC	9904/ 219	07/24/2009	U	I	1	1B
GRANDONICO, PETER P	2273/ 295	04/29/1982	U		1	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	1020	127,500	2016	1020	127,500	2015	1020	127,500
	Total:	127,500		Total:	127,500		Total:	127,500

EXEMPTIONS

Year	Type	Description	Amount
2008	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

UNIT C-2 7.143%

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	127,500
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	127,500
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**127,500**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE96-824	05/20/1996	EL	Electric	0		0		FIRE DAMA

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
06/03/2013			LT	04	Building Permit Review Es
10/26/2005			RD	15	Drive By Field Review
04/11/2005			DB	08	Refused Entry. Estimate
12/08/1999			DB	02	Informal Review Inspectior
07/26/1991			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				5,450	SF	0.00	0.8500	0	1.0000	1.00	CP1	1.00				.00		0

Total Card Land Units: 0.13 AC | Parcel Total Land Area: 0.13 AC | Total Land Value: 0

Property Location: 42 HOBART LN | **MAP ID: 5C/ 12/ 56/ /** | **Bldg Name:** | **State Use: 1020**

Vision ID: 5883 | **Account #** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 01/09/2017 01:39**

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	55		Res Condo
Model	05		Res Condo
Grade	08		C
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	05		Hot Water
AC Type	01		None
Ttl Bedrms	04		4 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			

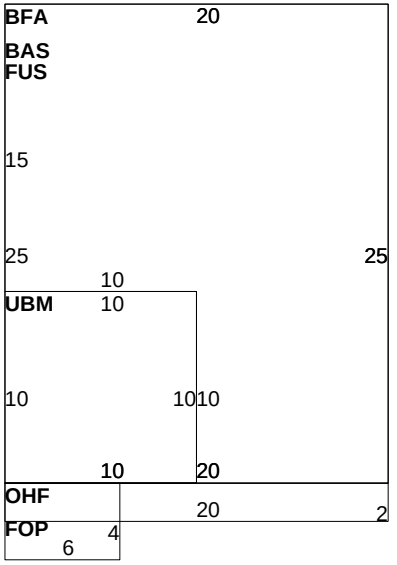
CONDO DATA

Cmplx Acct# 102694		ID A	% Own 7.143
Cmplx Name		B# 1	S# 1

Adjust Type	Code	Description	Factor %
Unit Type			
Unit Locn			

COST/MARKET VALUATION

Adj. Base Rate:	116.22
Replace Cost	150,039
AYB	1968
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	25
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	MA
% Complete	10
Overall % Cond	85
Apprais Val	127,500
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	500	500	500	116.22	58,110
BFA	Basement Fin Li	280	400	280	81.35	32,541
FOP	Porch, Open, Finished	0	24	5	24.21	581
FUS	Upper Story, Finished	500	500	450	104.60	52,299
OHF	Overhang	36	40	36	104.60	4,184
UBM	Basement, Unfinished	0	100	20	23.24	2,324
	Ttl. Gross Liv/Lease Area:	1,316	1,564	1,291		150,039