Property Location: 170 EAST HADLEY RD #73 | MAP ID: 16D/ 73/ 14/ / | Bldg Name: | State Use: 1020

Vision ID: 635 | Account # | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/09/2015 13:48

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
NIKITINA, TATIANA V				
7847 ARCHBOLD TERRACE				
CABIN JOHN, MD 20818-1106				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: BROOK UNIT 73
Calc Frontag
BIDIN
BIDOUT
GIS ID: 16D-14

Precinct
Vote At
Tenant
Parent
Created
ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1020	125,400	125,400
Total		125,400	125,400

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
NIKITINA, TATIANA V	6695/ 63	06/28/2002	Q	I	95,000	00
WAGNER, DARRAH	3421/ 195	08/04/1989	Q	I	94,500	00
NIKITINA, TATIANA V	3410/ 231	07/19/1989	U	I	2,131,000	1G
ERCOLINI, ROBERT TRUSTEE	3239/ 323	08/23/1988	U	I	0	1N
ERCOLINI, ROBERT TRUSTEE	2518/ 339	12/04/1984	U	I	0	1N
RIVERGLADE ASSOCIATES	1679/ 112	12/01/1972	U	I	3,125,868	1N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1020	125,400	2015	1020	125,400	2014	1020	125,400
	Total:	125,400		Total:	125,400		Total:	118,800

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

FY94 ABATEMENT -
CORRECTED FOR CONDO
FY01 NO CHG

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	125,400
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	125,400
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**125,400**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE11-0320	10/26/2010	EL	Electric	0		0		CHG PANEL

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/11/2005			LT	01	Estimate
07/18/2000			LT	03	Building Permit Review
11/08/1991			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				7,175	SF	0.00	0.9000	0	1.0000	1.00	MV1	1.00				.00		0

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

Property Location: 170 EAST HADLEY RD #73 **MAP ID:** 16D/ 73/ 14/ / **Bldg Name:** **State Use:** 1020

Vision ID: 635 **Account #** **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/09/2015 13:48

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	55		Res Condo
Model	05		Res Condo
Grade	09		C+
Stories	2		2 Stories
Occupancy	0		
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Floor 1	14		Carpet
Interior Floor 2			
Heat Fuel	04		Electric
Heat Type	07		Electr Basebrd
AC Type	01		None
Ttl Bedrms	02		2 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

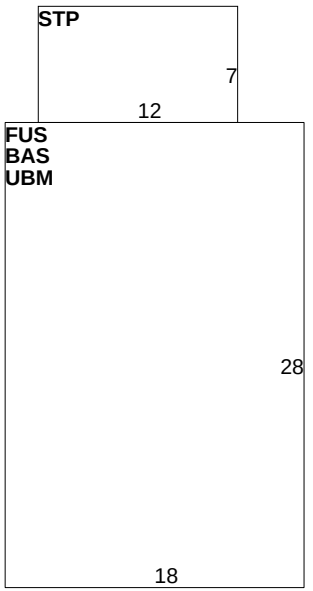
Cmplx Acct# **102721** *ID* **R** *% Own* **.75**

Cmplx Name **The Brook** *B#* **1** *S#* **1**

Adjust Type	Code	Description	Factor %
Unit Type	2	TWO STORY	100
Unit Locn			

COST/MARKET VALUATION

Adj. Base Rate:	143.28
Replace Cost	152,884
AYB	1970
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	18
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	82
Apprais Val	125,400
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	504	504	504	143.28	72,215
FUS	Upper Story, Finished	504	504	454	129.07	65,051
STP	Stoop	0	84	8	13.65	1,146
UBM	Basement, Unfinished	0	504	101	28.71	14,472
	Ttl. Gross Liv/Lease Area:	1,008	1,596	1,067		152,884