

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				601 AMHERST, MA											
ONESTA PROPERTIES LLC C/O PIPELINE PROPERTIES LLC 6 UNIVERSITY DR SUITE 206-215 AMHERST MA 01002			2 Public Water 3 Public Sewer			ASH Type Desc RESIDENTL RES LAND	ASH Co 1010 1010	ASH Assessed 164,200 159,800	ASH Assessed 164,200 159,800			<b>VISION</b>									
SUPPLEMENTAL DATA						Total															
Alt PCL ID 18D000063 Calc Front 122.9 Prc_Usrfld Prc_Usrfld BIDIN BIDOUT GIS ID F_390662_2957804						Precinct Vote At Tenant Parent PRC Creat Assoc PID#		324,000		324,000											
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
ONESTA PROPERTIES LLC FELDMAN, DANIEL A & OROURKE, CHAD M GODFREY, EMILY S CANDELARIO, OLGA D PERCHEMLIDES, SUE E			10040 8807 6632 5199 3126	0264 0142 0275 0091 0320	12-03-2009 07-24-2006 05-02-2002 09-15-1997 02-01-1988	U Q Q Q Q	I I I I I	1 225,000 135,000 111,000 120,000	1B 00 00 00 00	FY	ASH C	ASH Assesse	FY	ASH C	Assessed V	FY	ASH C	ASH Assesse			
										2024	1010 1010	155,500 150,800	2023	1010 1010	134,300 137,200	2022	1010 1010	120,700 124,700			
Total										306,300		Total		271,500		Total		245,400			
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)						163,900			
EH												Appraised Xf (B) Value (Bldg)						0			
												Appraised Ob (B) Value (Bldg)						300			
												Appraised Land Value (Bldg)						159,800			
												Special Land Value						0			
												Total Appraised Parcel Value						324,000			
												Valuation Method						C			
												Total Appraised Parcel Value						324,000			
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				
ZBA15-001	09-11-2014	RS	Residential	0		0		APPEAL VIOLATION				10-27-2005	DK			15	Drive By Field Review				
ELE01-424	12-05-2000	EL	Electric	0				REPLC ELECT WAT HTR				06-10-2005	LT			01	Estimate				
BLD01-171	09-13-2000	RE	Remodel	4,890				INSTL STRM WIND, PATIO DR & RAILINGS				09-18-2002	LT			45	Sales Reinspection				
												11-01-1990	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	RN20		20,000	SF	9.36	0.85000	2	1.00	EH	1.000				1.0000			159,100		
1	1010	SFD	RN21		4,651	SF	0.14	1.00000	0	1.00	EH	1.000				1.0000			700		
Total Card Land Units					0.57	SF	Parcel Total Land Area					0.57	Total Land Value					159,800			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style:	01	Ranch					
Model	01	Residential					
Grade:	08	C					
Stories:	1	1 Story					
Occupancy	1						
Exterior Wall 1	11	Clapboard					
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	12	Hardwood					
Interior Flr 2	14	Carpet					
Heat Fuel	04	Electric					
Heat Type:	07	Electr Basebrd					
AC Type:	01	None					
Total Bedrooms	03	3 Bedrooms					
FBth:	1						
HBth:	0						
Total Xtra Fixtrs							
Total Rooms:	6	6 Rooms					
Bath Style:	02	Average					
Kitchen Style:	02	Modern					
Foundation							

CONDO DATA			
PID Complex		C	Ownr 0.0
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Building Value New		202,406	
Year Built		1985	
Effective Year Built			
Depreciation Code		AV	
Remodel Rating			
Year Remodeled			
Depreciation %		19	
Functional Obsol		0	
External Obsol		0	
Trend Factor		1	
Condition			
Condition %			
Percent Good		81	
RCNLD		163,900	
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
SHD1	Shed Frame	L	144	8.00	1941		30		0.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	163.10	156,575
FBM	Basement, Finished	0	480	168	57.08	27,401
UBM	Basement, Unfinished	0	480	96	32.62	15,658
WDK	Deck, Wood	0	168	17	16.50	2,773
Ttl Gross Liv / Lease Area		960	2,088	1,241		202,407

