

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
GOLDING, ANNA C & HOXIE, SARAH					2	Public Water			ASH Type Desc	ASH Co	ASH Assessed	ASH Assessed	601
					3	Public Sewer			RESIDENTL	1040	322,700	322,700	
439 STATION RD				<b>SUPPLEMENTAL DATA</b>				RES LAND	1040	205,900	205,900	AMHERST, MA	
AMHERST MA 01002				Alt PCL ID 24A000025		Precinct						<b>VISION</b>	
				Calc Front 429.5		Vote At							
				Prc_Usrflid YES		Tenant							
				Prc_Usrflid		Parent							
				BIDIN		PRC Creat							
				BIDOUT		Assoc PID#							
				GIS ID F_390196_2950958				Total 528,600 528,600					

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GOLDING, ANNA C & HOXIE, SARAH J				12669	0342	06-30-2017	Q	I	462,500	00	FY	ASH C	ASH Assesse	FY	ASH C	Assessed V	FY	ASH C	ASH Assesse
BRIGHAM, PAMELA A				8246	0334	05-04-2005	U	I	0	1H	2024	1040	322,700	2023	1040	290,000	2022	1040	274,900
BRIGHAM, DAVID P & PAMELA A				6025	0141	09-15-2000	U	I	244,000	10		1040	205,900		1040	187,100		1040	170,100
MCCARTNEY, NORMA L				2125	0070	09-19-1979			70,000										
RACIOT, RALPH R & DORIS M				1894	0081	06-28-1976			50,000										
				Total							528,600		Total		477,100		Total		445,000

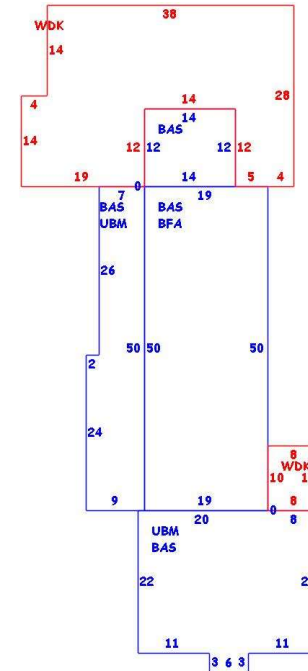
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
EXE Yr	Ex Cod	Exemption Type	EXE Amount	Other	Other Descr	Other #	Other \$	Com Int												
2017	ER	OWNER OCCUPIED	0.00																	
			Total				0.00													

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	PRC Sub Div	Tracing #	Batch							
AW					Appraised Bldg. Value (Card)						317,300
					Appraised Xf (B) Value (Bldg)						5,400
					Appraised Ob (B) Value (Bldg)						0
					Appraised Land Value (Bldg)						205,900
					Special Land Value						0
					Total Appraised Parcel Value						528,600
					Valuation Method						C
					Total Appraised Parcel Value						528,600

NOTES										BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
W-O BASEMENT FYO2 ADD'T JUST STARTED CK FY03 FY03 ADD 22X28 ADD'T SFB/BAS ADD BTH GAS HEAT DEPR 82 TO 90% NO ANSWER										COULD THIS BE 2-FAM? YES FY04 HAS BSMT APT ADD'T NO BTH PU WHEN WORK STARTS AGAIN 2.5 TO 3.5 BAU TO BAS SFB ETC										Date Id Type Is Cd Purpost/Result									
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														
BLD18-085	05-22-2018	RE	Remodel	19,880		0		REPR WDK,FLS,RAILING,5		06-25-2014	LT			04	Building Permit Review Est														
BLD18-070	04-09-2018	RE	Remodel	600		0		NEW PIERS		06-02-2010	LT			03	Building Permit Review														
ELE18-0071	07-27-2017	EL	Electric	0		0		RE-ROOF PORCH		06-18-2008	LT			04	Building Permit Review Est														
BLD17-016	08-29-2016	RE	Remodel	5,000		0		SMOKE DETECTORS		05-08-2007	LT			03	Building Permit Review														
GAS15-014	11-21-2014	PL	Plumbing	0		0		ADD INSULATION		06-27-2006	LT	02		04	Building Permit Review Est														
ELE14-0698	05-01-2014	EL	Electric	0		0		FURNACE,2ROOF SPACE		10-27-2005	DK			15	Drive By Field Review														
ELE14-0623	04-24-2014	EL	Electric	0		0		HTRS GAS PIPING		12-06-2001	LT			03	Building Permit Review														

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	1040	Two Fam	RO30		30,000	SF	6.22	1.10000	7	1.00	AW	1.000				1.0000		205,300
1	1040	Two Fam	RO31		4,124	SF	0.14	1.00000	0	1.00	AW	1.000				1.0000		600
Total Card Land Units					0.78	SF	Parcel Total Land Area					0.78	Total Land Value					205,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	11	Family Conver.			
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					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	04	Unit/Ac			
Total Bedrooms	05	5 Bedrooms			
FBth:	3				
HBth:	1				
Total Xtra Fixtrs					
Total Rooms:	5	5 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
Foundation					
<b>CONDO DATA</b>					
PID Complex		C	Owne	0.0	
Adjust Type			B	S	
Code		Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			412,058		
Year Built			1973		
Effective Year Built					
Depreciation Code			AV		
Remodel Rating			02		
Year Remodeled					
Depreciation %			23		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			77		
RCNLD			317,300		
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
FPL1	Fireplace 1 St	B	2	3500.00	1995		77		0.00	5,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,150	2,150	2,150	140.44	301,951
BFA	Basement Fin Li	665	950	475	70.22	66,710
UBM	Basement, Unfinished	0	1,032	206	28.03	28,931
WDK	Deck, Wood	0	1,032	103	14.02	14,466
Ttl Gross Liv / Lease Area		2,815	5,164	2,934		412,058

