

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				601  AMHERST, MA  <b>VISION</b>
EV REALTY TRUST		2 Above Street	1 All Public	1 Paved	4 Bus. District	ASH Type Desc	ASH Co	Appraisec	ASH Assessed	
BARRY L ROBERTS TR				5 Curb & Gutter		RESIDENTL	0111	300,940	300,940	
P O BOX 678				6 Sidewalk		RES LAND	0111	60,480	60,480	
<b>SUPPLEMENTAL DATA</b>						COMMERC.	0322	1,203,760	1,203,760	
AMHERST MA 01004-0678		Alt PCL ID 14A000043 Calc Front 110 Prc_Usrfld Prc_Usrfld BIDIN BIDIN: BIDOUT GIS ID F_380442_2964115		Precinct Vote At Tenant Parent PRC Creat Assoc PID#		COM LAND	0322	241,920	241,920	
						Total		1,807,100	1,807,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assess	FY	ASH C	ASH Assess					
EV REALTY TRUST		1594 0187	05-05-1971	U	V	0		2024	0111	283,820	2023	0111	259,060	2022	0111	246,820
EV REALTY TRUST		1594 0187	05-05-1971			0			0111	57,060		0111	51,880		0111	49,400
ROBERTS EVERETT L		1026 0499				0			0322	1,135,280		0322	1,036,240		0322	987,280
									0322	228,240		0322	207,520		0322	197,600
						Total		1,704,400	Total		1,554,700	Total		1,481,100		

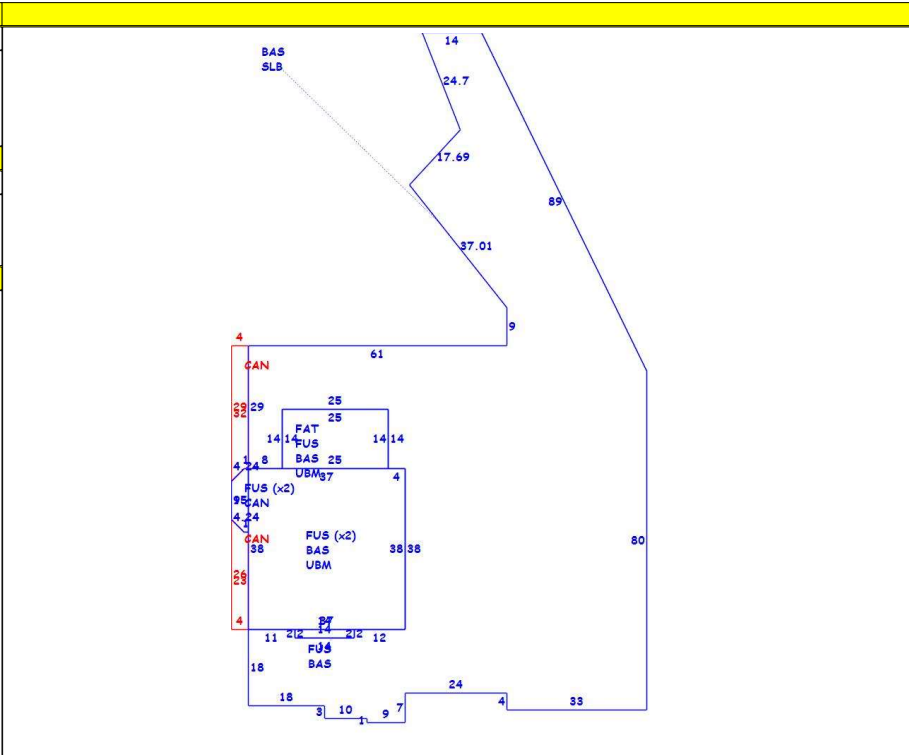
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
EXE Yr	Ex Cod	Exemption Type	EXE Amount	Other	Other Descr	Other #	Other \$	Com Int				
			Total					0.00				

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY		
Nbhd	Nbhd Name	PRC Sub Div	Tracing #	Batch				
5500							Appraised Bldg. Value (Card)	1,483,000
							Appraised Xf (B) Value (Bldg)	15,800
							Appraised Ob (B) Value (Bldg)	5,900
							Appraised Land Value (Bldg)	302,400
							Special Land Value	0
							Total Appraised Parcel Value	1,807,100
							Valuation Method	C
							Total Appraised Parcel Value	1,807,100

NOTES										VISIT / CHANGE HISTORY					
1964 REAR COMMERCIAL WING ADDED FOR LAUNDROMAT INT ALT TO 2ND FL APTS- RENOVATE BATH & ADD 1,1992 ALT TO LAUNDROMAT TO BAKERY 1991, ZBA 92-43										OPERATE RETAIL/REST I & E NOT RTND FOR FY03 FY94 RENOVATE STORE FRONT FY95 ROOF REPAIR 6-1BEDRM APTS					
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
BP-24-865	09-20-2024	CM	Commercial	259,465		0		108 N PLEAS. RENO		08-27-2015	DB			03	Building Permit Review
BP-24-139	03-05-2024	CM	Commercial	3,500		0		SIGN PERMIT		09-11-2002	TM			00	Measur+Listed
BP-24-118	03-05-2024	CM	Commercial	613,000		0		REMOVE & REPLCE HEATIN		08-30-1994	EB				
BP-24-116	03-05-2024	CM	Commercial	600,000		0		REMOVE & REPLCE HEATIN							
BP-24-115	03-05-2024	CM	Commercial	524,000		0		REMOVE & REPLCE HEATIN							
BP23319	04-10-2023	CM	Commercial			0		CHNG WORDING ON EXIST							
BP-23-285	03-31-2023	CM	Commercial	1,500		0		3 SIGNS FOR BRUGERS							

LAND LINE VALUATION SECTION															
B	Use	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	0322	Store/Shop Com	BG10		23,523 SF	9.18	1.00000	C	1.00	5500	1.400			0	302,400
Total Card Land Units					0.54 AC	Parcel Total Land Area: 0.54					Total Land Value			302,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	18	Office Bldg			
Model	94	Commercial			
Grade	14	A			
Stories:	3				
Occupancy	22.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	15	Concr/Cinder			
Roof Structure	01	Flat			
Roof Cover	04	T&G/Rbr Mem			
Interior Wall 1	03	Plaster/Skimc			
Interior Wall 2	05	Drywall/Sheet			
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heating Fuel	02	Oil			
Heating Type	06	Steam			
AC Type	01	None			
Bldg Use	3220	Store/Shop			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Foundation					
Heat/AC	02	Heat/Ac Split			
Frame Type	03	Masonry			
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	10.00				
% Conn Wall	0.00				
1st Floor Use:	3220				
			<b>MIXED USE</b>		
			Code	Description	Percentage
			0322	Store/Shop Com	80
			0111	4-8 Fam	20
					0
			<b>COST / MARKET VALUATION</b>		
			RCN		2,031,469
			Year Built		1935
			Effective Year Built		
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		
			Depreciation %		27
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		73
			RCNLD		1,483,000
			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	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	7,500	1.50	2002		50		0.00	5,600
LT1	Lights-In W/PI	L	1	690.00	2002		50		0.00	300
A/C	Air Cond	B	9,832	2.20	1990		73		0.00	15,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Lease Area	Floor Area	Eff Area	Unit Cost	RCN
BAS	First Floor	9,810	9,810	9,810	144.85	1,420,942
CAN	Canopy	0	269	81	43.62	11,733
FAT	Attic, Finished	140	350	140	57.94	20,278
FUS	Upper Story, Finished	3,292	3,292	3,292	144.85	476,834
SLB	Slab	0	8,026	0	0.00	0
UBM	Basement, Unfinished	0	1,756	702	57.91	101,682
		13,242	23,503	14,025		2,031,469

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
EV REALTY TRUST BARRY L ROBERTS TR P O BOX 678  AMHERST MA 01004-0678		2 Above Street	1 All Public	1 Paved	4 Bus. District	ASH Type Desc	ASH Co	ASH Assessed	ASH Assessed	601  AMHERST, MA  <b>VISION</b>
				5 Curb & Gutter		RESIDENTL	0111	300,940	300,940	
				6 Sidewalk		RES LAND	0111	60,480	60,480	
SUPPLEMENTAL DATA						COMMERC.	0322	1,203,760	1,203,760	
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Total			0.00									

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	PRC Sub Div	Tracing #	Batch							
5500											
NOTES						Appraised Bldg. Value (Card)				1,483,000	
CARD 2 NOTES ONLY 1ST:11 RETAIL[1 VACANT] 2ND:60 OFCS 3RD:50 OFCS A/C:ON 1ST FLR., UNIT A/C						Appraised Xf (B) Value (Bldg)				15,800	
						Appraised Ob (B) Value (Bldg)				5,900	
						Appraised Land Value (Bldg)				302,400	
						Special Land Value				0	
						Total Appraised Parcel Value				1,807,100	
						Valuation Method				C	
						Total Appraised Parcel Value				1,807,100	

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

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
2	322V	Store/Shop - Vac			0 SF	0.00	1.00000	C	1.00	5500	1.400			0.0000		0
Total Card Land Units					0.00 SF	Parcel Total Land Area					0.54	Total Land Value				0

<b>CONSTRUCTION DETAIL</b>			<b>CONSTRUCTION DETAIL (CONTINUED)</b>							
Element	Cd	Description	Element	Cd	Description					
Style: 99 Model: 00 Grade: Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2 Interior Flr 1 Interior Flr 2 Heat Fuel Heat Type: AC Type: Total Bedrooms FBth: HBth: Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style: Foundation	99 00	Vacant Land Vacant								
<b>CONDO DATA</b>										
PID Complex			C	Owne 0.0						
			B	S						
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
<b>COST / MARKET VALUATION</b>										
Building Value New			0							
Year Built			0							
Effective Year Built										
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol			0							
External Obsol			0							
Trend Factor			1							
Condition										
Condition %										
Percent Good										
RCNLD			0							
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch