

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
55 UNIVERSITY DR LLC SOTIRIOS K ANAMISIS MBR MGR 7 NEWTON ST BELCHERTOWN MA 01007		1 Level	1 All Public	1 Paved	4 Bus. District	ASH Type Desc	ASH Co	Appraised	ASH Assessed
				5 Curb & Gutter		COMMERC.	3222	760,500	760,500
				6 Sidewalk		COM LAND	3222	313,800	313,800
SUPPLEMENTAL DATA									
		Alt PCL ID 13B000021		Precinct					
		Calc Front 161.5		Vote At					
		Prc_Usrfld		Tenant					
		Prc_Usrfld		Parent					
		BIDIN		PRC Creat					
		BIDOUT							
		GIS ID F_376900_2962289		Assoc PID#					
						Total	1,074,300	1,074,300	

601
 AMHERST, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
55 UNIVERSITY DR LLC		9070	0100	03-20-2007	U	I	1	1G	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assess
ANAMISIS, SOTIRIOS K & KOFIDES, ROULA		8815	0305	07-28-2006	Q	I	699,900	00	2024	3222	717,700	2023	3222	653,500	2022	3222	602,900
DEROSE, PETER L		5633	0018	03-08-1999	U	I	1,201,660	1G		3222	296,200		3222	269,400		3222	256,400
DEROSE, CHARLES W & PETER L		2777	0214	08-01-1986	Q		300,000	UN									
KOSTIDES, ANTIGONI		2414	0020	12-14-1983			137,000										
						Total	1,013,900		Total	922,900		Total	859,300				

EXEMPTIONS				OTHER ASSESSMENTS				
EXE Yr	Ex Cod	Exemption Type	EXE Amount	Other	Other Descr	Other #	Other \$	Com Int
2008	NO	NOT OWNER OCCUP	0.00					
			Total					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	PRC Sub Div	Tracing #	Batch	
5500					

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	750,100
Appraised Xf (B) Value (Bldg)	1,200
Appraised Ob (B) Value (Bldg)	9,200
Appraised Land Value (Bldg)	313,800
Special Land Value	0
Total Appraised Parcel Value	1,074,300
Valuation Method	C
Total Appraised Parcel Value	1,074,300

NOTES	
OFFICE ADTN 1988 ZBA86-96 GRANTED ZBA 94-30 OPERATE ABAR/REST W AMUSEMENT FKA REST-2683 SF,OFF-2611 SF	

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
GAS20-007	11-27-2019	PL	Plumbing	0		0		REPL 2 FURNACES	07-07-2021	ED		2	00	Measur+Listed
ELE20-0321	11-07-2019	EL	Electric	0		0		GENERATOR	10-18-2002	TM			00	Measur+Listed
BLD20-034	10-15-2019	RE	Remodel	250,000		0		COMBINE 2 TO 1 UNIT	04-19-2000	DB			43	Abatement Chg Reinspec
BLD19-050	02-01-2019	RE	Remodel	7,500		0		DEMO GUTT INT	10-08-1996	EB				
ELE19-0090	08-03-2018	EL	Electric	0		0		WIRE DISPENSARY	11-21-1995	EB				
ELE18-0671	04-04-2018	EL	Electric	0		0		WIRE MARIJUANA DISPENS	07-08-1988	A				
PLM18-023	03-20-2018	PL	Plumbing	0		0		DRINKING FOUNTAIN						

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	3222	Com Bldg	BL20		29,600 SF	7.57	1.00000	C	1.00	5500	1.400			0	313,800
					Total Card Land Units	0.68 AC	Parcel Total Land Area: 0.68					Total Land Value	313,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	77	Pharmacy			
Model	94	Commercial			
Grade	10	B-			
Stories:	1				
Occupancy	2.00				
Exterior Wall 1	20	Brick/Masonry			
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 Floor 1	03	Concr-Finished			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3260	Rest/Clubs			
Total Rooms	5				
Total Bedrms					
Total Baths	3				
Foundation	04	Concrete			
Heat/AC	02	Heat/Ac Split			
Frame Type	03	Masonry			
Baths/Plumbing	03	Above Average			
Ceiling/Wall	05	Sus-Ceil & WI			
Rooms/Prtns	02	Average			
Wall Height	10.00				
% Comn Wall	0.00				
1st Floor Use:	3260				

MIXED USE		
Code	Description	Percentage
3222	Com Bldg	100
		0
		0

COST / MARKET VALUATION	
RCN	872,155
Year Built	1969
Effective Year Built	
Depreciation Code	VG
Remodel Rating	04
Year Remodeled	2020
Depreciation %	14
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	750,100
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
CLR1	Cooler	B	72	20.00	1986		86		0.00	1,200
PAV1	Paving-Asphalt	L	12,300	1.50	1984		50		0.00	9,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Lease Area	Floor Area	Eff Area	Unit Cost	RCN	
BAS	First Floor	5,194	5,194	5,194	164.28	853,263	
CAN	Canopy	0	383	115	49.33	18,892	
SLB	Slab	0	5,194	0	0.00	0	
		5,194	10,771	5,309		872,155	

