

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ROCKY HILL ROAD PARTNERS LLC C/O 310 BELCHERTOWN ROAD LLC 61 TOWNLY ROAD		2 Above Street 4 Rolling	1 All Public	1 Paved	2 Suburban	ASH Type Desc	ASH Co	Appraisec	ASH Assessed	601  AMHERST, MA
WATERTOWN MA 02472		SUPPLEMENTAL DATA			RESIDENTL RES LAND	1110 1110	206,800 259,500	206,800 259,500		
Alt PCL ID 18A000084 Calc Front 308.5 Prc_Usrfl Prc_Usrfl BIDIN BIDOUT GIS ID F_388453_2959731		Precinct Vote At 4 Tenant Parent PRC Creat Assoc PID#			Total		466,300	466,300		<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
310 BELCHERTOWN ROAD LLC		15234 283	09-12-2024	Q	I	735,000	00	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse
ROCKY HILL ROAD PARTNERS LLC EAGLE		11591 0275	02-28-2014	Q	I	360,000	00	2024	1110	195,300	2023	1110	178,100	2022	1110	160,900
STOSZ, STANLEY E SR		5261 0261	12-15-1997	U	I	229,000	1G		1110	245,200		1110	223,300		1110	212,800
JONES, DENISON H		4605 0090	12-20-1994	U	I	0	1A	Total								
JONES, DENISON H		4458 0072	04-13-1994	U	I	0	1A	440,500		Total		401,400		Total		373,700

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										
2024	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)					206,800
4000					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					0
					Appraised Land Value (Bldg)					259,500
					Special Land Value					0
					Total Appraised Parcel Value					466,300
					Valuation Method					C
					Total Appraised Parcel Value					466,300

NOTES									
LOT 1D SEE 18A - 23 & 44			1-1BR, 1-2 BR APTS						
FOUR DWELLING UNITS			WBS						
ADJ DEPR HEATING									
FOUNDATION FY94 ABATEMENT									
ZBA 97/40 CREATE FLAG LOT									
2-2BR TWNHSES									

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	
PLM11-010	09-21-2010	PL	Plumbing	0				REPL HOT WTR TANK #4	11-04-2002	TM			00	Measur+Listed	
PLM11-010	09-21-2010	PL	Plumbing	0				REPL HOT WTR TANK	07-03-1990	A					
BLD09-0011	07-07-2008	RE	Remodel	12,000				RE-ROOF							

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	111C	Apt 4 - 8 Com	RO30		43,560 SF	5.36	1.15000	C	1.00	4000	0.950		0		255,100	
1	111C	Apt 4 - 8 Com	RO31		0.400 AC	10,000.00	1.15000	C	1.00	4000	0.950		0		4,400	
Total Card Land Units					1.40 AC	Parcel Total Land Area: 1.40					Total Land Value					259,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	14	Apartments			
Model	94	Commercial			
Grade	07	C-			
Stories:	2				
Occupancy	4.00				
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 Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	04	Electric			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
Bldg Use	111C	Apt 4 - 8 Com			
Total Rooms	15				
Total Bedrms	07				
Total Baths	4				
Foundation					
Heat/AC	02	Heat/Ac Split			
Frame Type	02	Wood Frame			
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	9.00				
% Conn Wall					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
111C	Apt 4 - 8 Com	100
		0
		0

COST / MARKET VALUATION	
RCN	344,605
Year Built	1900
Effective Year Built	
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	40
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	60
RCNLD	206,800
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Lease Area	Floor Area	Eff Area	Unit Cost	RCN	
BAS	First Floor	1,868	1,868	1,868	90.66	169,356	
FEP	Porch, Enclosed, Finished	0	24	19	71.77	1,723	
FGR	Garage, Finished	0	546	355	58.95	32,185	
FUS	Upper Story, Finished	812	812	812	90.66	73,617	
UBM	Basement, Unfinished	0	1,868	747	36.25	67,724	
		2,680	5,118	3,801		344,605	

