Property Location 46 MCCLELLAN ST | Map ID 11C/ / 188/ / | Bldg Name | State Use 1010
Vision ID 798 | Account # 11C000188 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date: 1/11/2024

CURRENT OWNER

CHRISTIE, SEAN B

79 LARKSPUR DR

AMHERST MA 01002

TOPO / UTILITIES / STRT / ROAD / LOCATION

		2	Public Water		
		3	Public Sewer		

SUPPLEMENTAL DATA

Alt PCL ID	11C000188	Precinct	
Calc Front	65	Vote At	
Prc_Usrfld		Tenant	
Prc_Usrfld		Parent	
BIDIN		PRC Creat	
BIDOUT			
GIS ID	F_379938_2965119	Assoc PID#	

CURRENT ASSESSMENT

ASH Type Desc	ASH Co	ASH Assessed	ASH Assessed
RESIDNTL	1010	181,500	181,500
RES LAND	1010	187,200	187,200
	Total	368,700	368,700

601

AMHERST, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CHRISTIE, SEAN B	4029	0135	09-03-1992	Q	I	91,500	Y
PETERSON, MARK A & INDIRA V	2373	0235	08-01-1983			69,900	
WARD, M CANDICE & AUTIN, DAVID	2109	0032	07-05-1979			0	
WARD, M CANDACE	2025	0316	06-01-1978			35,500	
RYAN, ARLENE VOSKI	1712	0323	06-28-1973			31,600	

PREVIOUS ASSESSMENTS (HISTORY)

FY	ASH C	ASH Assesse	FY	ASH C	Assessed V	FY	ASH C	ASH Assesse
2024	1010	181,500	2023	1010	156,100	2022	1010	137,500
	1010	187,200		1010	170,100		1010	154,700
	Total	368,700		Total	326,200		Total	292,200

EXEMPTIONS

EXE Yr	Ex Cod	Exemption Type	EXE Amount
2008	NO	NOT OWNER OCCUP	0.00
		Total	0.00

OTHER ASSESSMENTS

Other	Other Descr	Other #	Other $	Com Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	PRC Sub Div	Tracing #	Batch
CE				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	178,200
Appraised Xf (B) Value (Bldg)	2,800
Appraised Ob (B) Value (Bldg)	500
Appraised Land Value (Bldg)	187,200
Special Land Value	0
Total Appraised Parcel Value	368,700
Valuation Method	C
Total Appraised Parcel Value	368,700

BUILDING PERMIT RECORD

Permit Id	BPE Issue	Permit T	BPE Desc	BPE Amoun	Insp Date	% Comp	BPE Date C	BPE Notes
BLD08-044	03-21-2008	RE	Remodel	5,500				RE-ROOF
ELE07-0804	05-01-2007	EL	Electric	0				RECONNECT FURNACE
BLD07-025	10-03-2006	RE	Remodel	9,806				12 REPL WINDOWS
781182	08-01-1978			500		0		

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
10-18-2005	RD			15	Drive By Field Review
12-03-1992	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	RG10		6,895	SF	24.68	1.10000	7	1.00	CE	1.000			1.0000		187,200
				Total Card Land Units	0.16	SF	Parcel Total Land Area			0.16						Total Land Value	187,200

Property Location	46 MCCLELLAN ST	Map ID	11C/ / 188/ /	Bldg Name	State Use 1010
Vision ID 798	Account #	Bldg # 1		Sec # 1 of 1 Card # 1 of 1	Print Date

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	06	Farmhouse
Model	01	Residential
Grade:	10	B-
Stories:	1.5	1 1/2 Stories
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	03	Plaster/Skimc
Interior Wall 2		
Interior Flr 1	09	Pine/Soft Wood
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
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		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

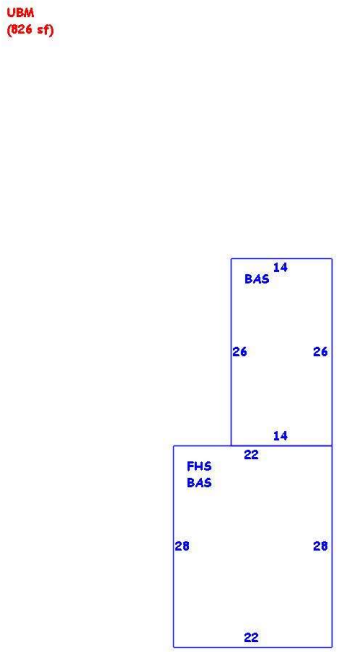
CONDO DATA

PID Complex		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	254,594
Year Built	1850
Effective Year Built	
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
RCNLD	178,200
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
FPL2	Fireplce 1.5 S	B	1	4000.00	1987		70		0.00	2,800
SHD1	Shed Frame	L	160	8.00	1985		40		0.00	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	980	980	980	171.56	168,128
FHS	Half Story, Finished	339	616	339	94.41	58,159
UBM	Basement, Unfinished	0	826	165	34.27	28,307
	Ttl Gross Liv / Lease Area	1,319	2,422	1,484		254,594