

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BROWN, HENRY A C/O KENDRICK P C/O KIRKPATRICK REALTY LLC 4 PINE ISLAND LAKE WEST SHORE WESTHAMPTO MA 01027		1 Level	1 All Public	1 Paved	2 Suburban	ASH Type Desc	ASH Co	Appraised	ASH Assessed
		4 Rolling				RESIDENTL	1120	400,400	400,400
						RES LAND	1120	215,300	215,300
SUPPLEMENTAL DATA									
Alt PCL ID 14B000086		Calc Front 405.2			Precinct 10				
Prc_Usrflid		Prc_Usrflid			Tenant Parent				
BIDIN		BIDOUT			PRC Creat				
GIS ID F_383463_2964007		Assoc PID#							
Total							615,700	615,700	

VISION

601
AMHERST, MA

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KIRKPATRICK REALTY LLC		15039 352	12-28-2023	U	I	1,500,000	1B	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse	FY	ASH C	ASH Assesse
BROWN, HENRY A C/O KENDRICK PROP M		2519 0112	12-13-1984	U	V	175,000		2024	1120	400,400	2023	1120	360,800	2022	1120	324,800
SWEET, HERBERT L		2140 0328	12-12-1979			100,000			1120	215,300		1120	195,700		1120	186,300
SWEET, HERBERT & ATTERIDGE, T E		1747 0107	11-30-1973			64,000										
BEAM PROPERTY CO		1665 0053	10-06-1972			48,000										
Total								615,700		Total	556,500	Total	511,100			

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										
2023	NO	NOT OWNER OCCUP	0.00															
Total			0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	PRC Sub Div	Tracing #	Batch							
4000					Appraised Bldg. Value (Card)						400,400
					Appraised Xf (B) Value (Bldg)						0
					Appraised Ob (B) Value (Bldg)						0
					Appraised Land Value (Bldg)						215,300
					Special Land Value						0
					Total Appraised Parcel Value						615,700
					Valuation Method						C
					Total Appraised Parcel Value						615,700

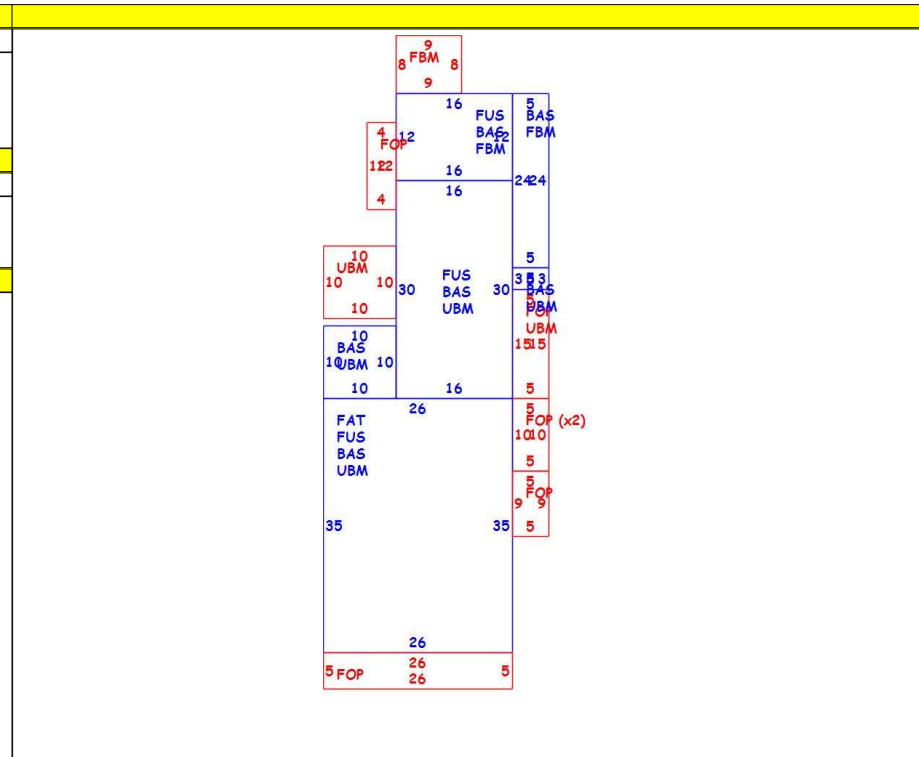
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	BPE Issue	Permit T	BPE Desc	BPE Amoun	Insp Date	% Comp	BPE Date C	BPE Notes	Date	Id	Type	Is	Cd	Purpost/Result	
PLM17-012	10-12-2016	PL	Plumbing	0		0		WTR HTR	06-22-2007	LT			04	Building Permit Review Est	
ELE17-0192	08-29-2016	EL	Electric	0		0		METER RECONNECT #6	10-30-2002	TM			00	Measur+Listed	
ELE14-0071	07-26-2013	EL	Electric	0		0		LAUNDRY CIRCUIT	03-24-1987	B					
ELE14-0025	07-10-2013	EL	Electric	0		0		WIRE BOILER,CARBON MON							
PLM13-042	06-28-2013	PL	Plumbing	0		0		RPL BOILER FEED							
GAS13-028	06-28-2013	PL	Plumbing	0		0		REPL BOILER,3 COOK STOV							
PLM13-039	05-28-2013	PL	Plumbing	0		0		WASHER CONNECT							

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	112C	Apt 8+ Com	RG10		18,311 SF	10.76	1.15000	C	1.00	4000	0.950		0		215,300	
Total Card Land Units					0.42 AC	Parcel Total Land Area:					0.42	Total Land Value				215,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	14	Apartments			
Model	94	Commercial			
Grade	10	B-			
Stories:	2				
Occupancy	10.00				
Exterior Wall 1	07	Asbest Shingle			
Exterior Wall 2	14	Wood Shingle			
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	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Bldg Use	112C	Apt 8+ Com			
Total Rooms	27				
Total Bedrms	09				
Total Baths	9				
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:					
			RCN		471,897
			Year Built		1800
			Effective Year Built		
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		35
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		65
			RCNLD		306,700
			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	1,817	1,817	1,817	99.81	181,353	
FAT	Attic, Finished	364	910	364	39.92	36,330	
FBM	Basement, Finished	0	384	134	34.83	13,374	
FOP	Porch, Open, Finished	0	398	159	39.87	15,870	
FUS	Upper Story, Finished	1,582	1,582	1,582	99.81	157,898	
UBM	Basement, Unfinished	0	1,680	672	39.92	67,072	
		3,763	6,771	4,728		471,897	



Property Location 35 HIGH ST
 Vision ID 129

Account # 14B000086

Map ID 14B// 86//

Bldg # 2

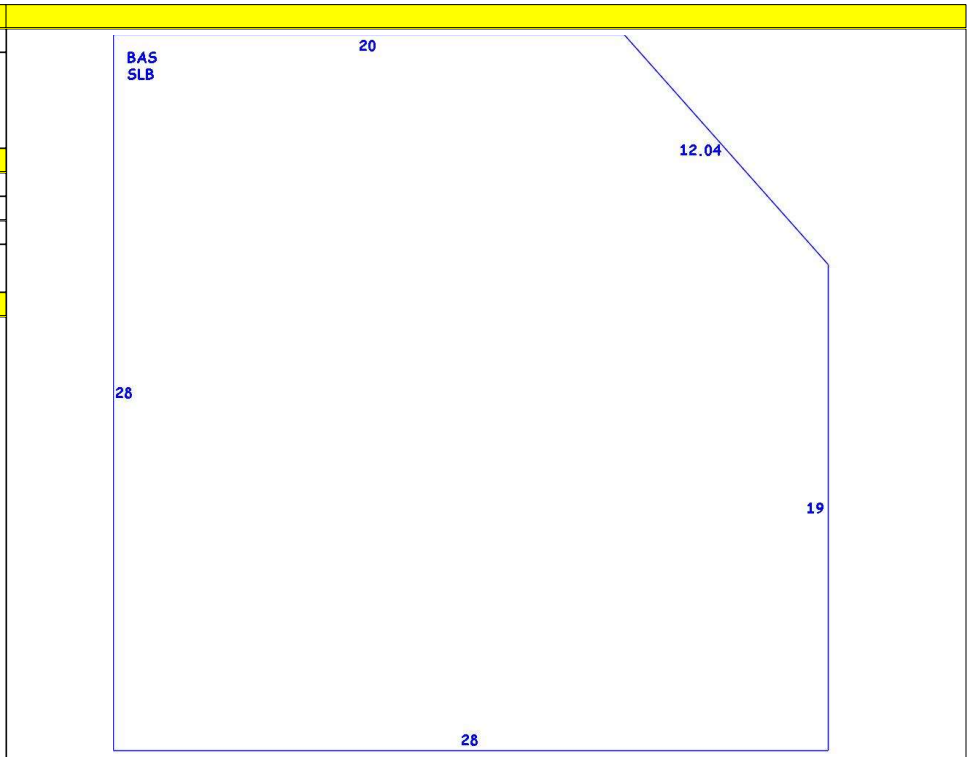
Bldg Name
 Sec # 1 of 1

Card # 2 of 2

State Use 112C
 Print Date: 1/11/2024

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				601 AMHERST, MA					
BROWN, HENRY A C/O KENDRICK P C/O KIRKPATRICK REALTY LLC 4 PINE ISLAND LAKE WEST SHORE WESTHAMPTO MA 01027		1 Level	1 All Public	1 Paved	2 Suburban	ASH Type Desc	ASH Co	ASH Assessed	ASH Assessed			VISION			
		4 Rolling				RESIDNTL RES LAND	1120 1120	400,400 215,300	400,400 215,300						
SUPPLEMENTAL DATA						Total		615,700	615,700						
Alt PCL ID 14B000086		Calc Front 405.2		Precinct 10											
Prc_Usrfl		Prc_Usrfl		Tenant Parent											
BIDIN		BIDOUT		PRC Creat											
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BEAM PROPERTY CO		1665 0053	10-06-1972			48,000									
								Total	615,700	Total	556,500	Total	511,100		
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EXE Yr	Ex Cod	Exemption Type	EXE Amount	Other	Other Descr	Other #	Other \$	Com Int							
2023	NO	NOT OWNER OCCUP	0.00												
Total			0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		PRC Sub Div		Tracing #		Batch							
4000															
NOTES															
1-2BR,LR,K,BTH APT															
BUILDING PERMIT RECORD															
Permit Id	BPE Issue	Permit T	BPE Desc	BPE Amoun	Insp Date	% Comp	BPE Date C	BPE Notes		VISIT / CHANGE HISTORY					
										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	1120	Apt 8+ Res	RG10		0 SF	5.20	1.15000	C	1.00	5500	1.400		0.0000		0
Total Card Land Units					0.00 SF	Parcel Total Land Area					0.42	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	08	C			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure:	02	Shed			
Roof Cover	02	Rolled Compos			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
FBth:	1				
HBth:	0				
Total Xtra Fixtrs					
Total Rooms:	4	4 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
Foundation					
CONDO DATA					
PID Complex		C	Ownr	0.0	
Adjust Type			B	S	
Code		Description		Factor%	
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New				133,918	
Year Built				1924	
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				93,700	
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	748	748	748	179.03	133,918	
SLB	Slab	0	748	0	0.00	0	
Ttl Gross Liv / Lease Area		748	1,496	748		133,918	

