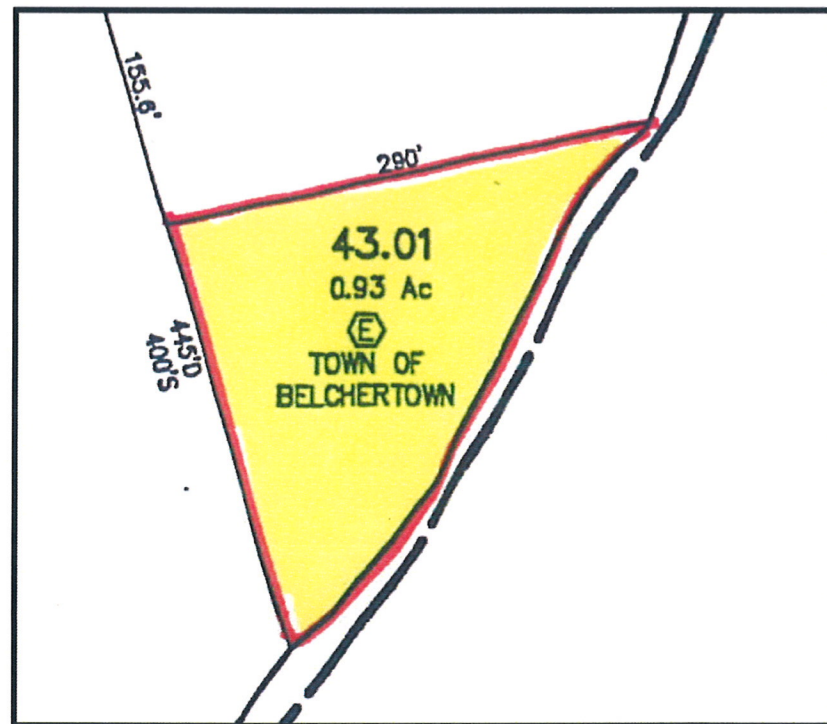
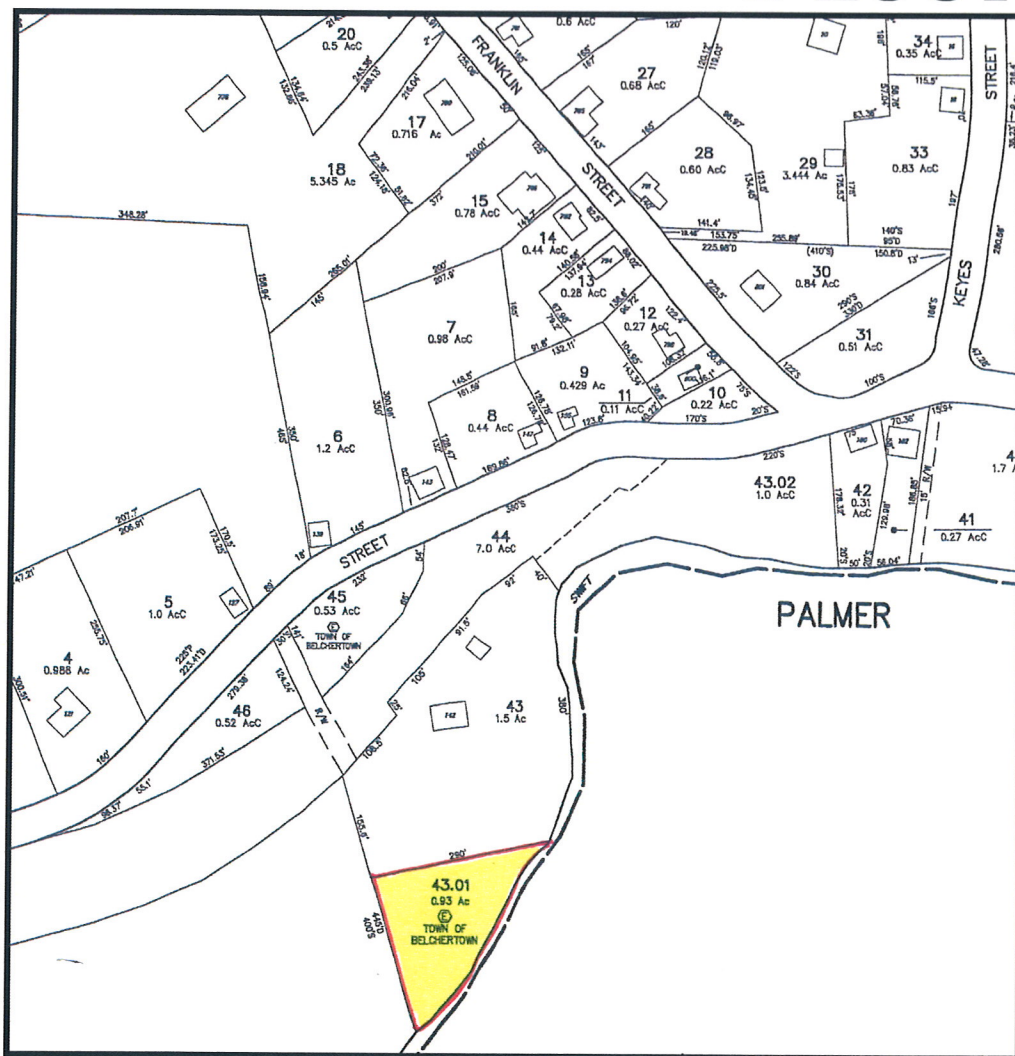


# A PUBLIC AUCTION



## RIVER STREET

- RESIDENTIAL LOT
- MAP: 110 ➤ PARCEL: 43.01
- LAND AREA: ±40,510 S/F / ±.93 ACRE
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: \$3,700.00

### TERMS OF SALE

\$1,000.<sup>00</sup> DEPOSIT CERTIFIED CHECK, BANK CHECK OR MONEY ORDER.  
 MADE PAYABLE TO THE TOWN OF BELCHERTOWN.  
 5% BUYERS PREMIUM APPLIES.  
 OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

## Aaron Posnik

AUCTIONEERS • APPRAISERS

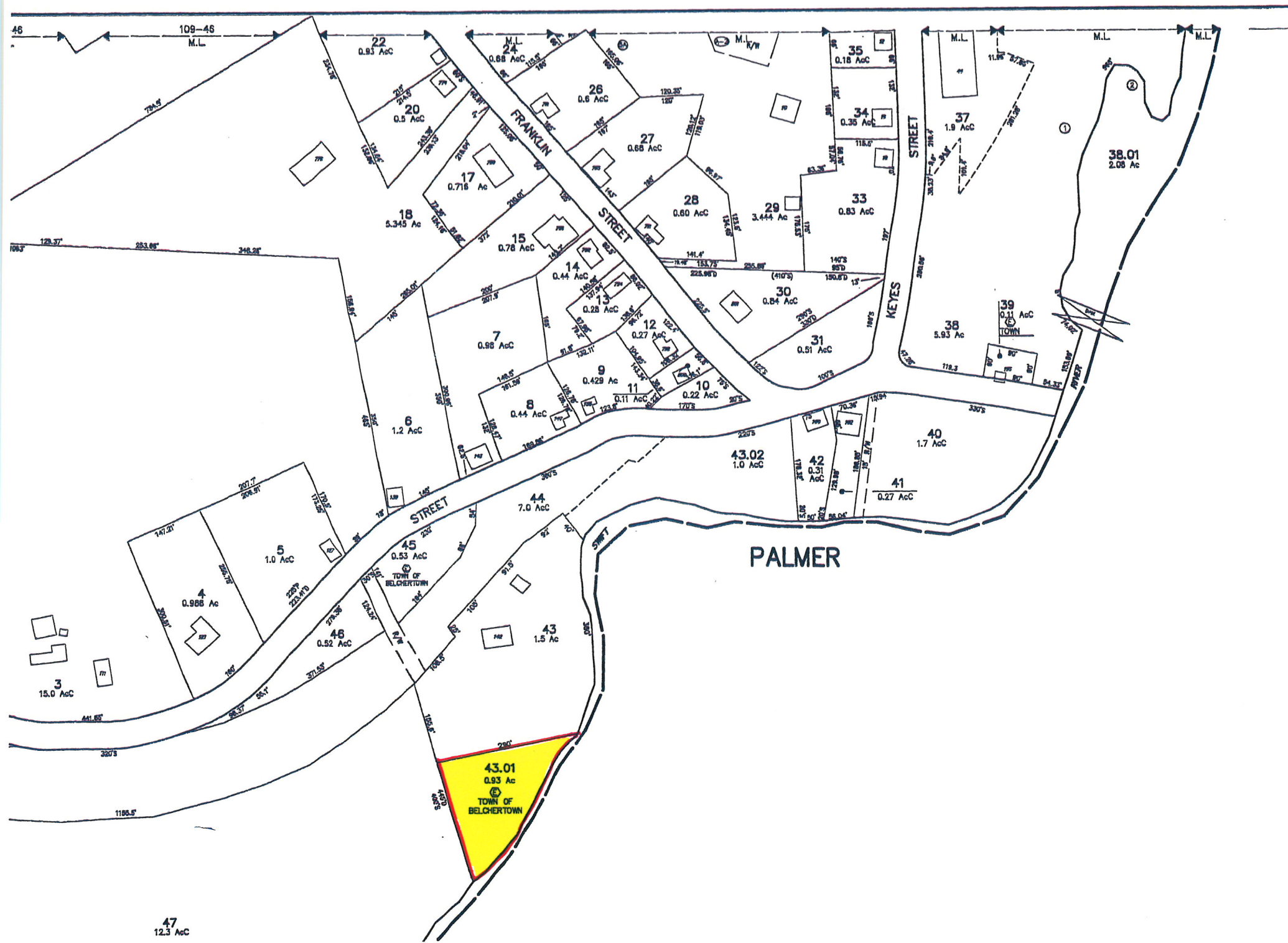
Corporate Office  
 83 State Street  
 Springfield, MA 01103  
 413-733-5238 Fax 731-5946  
 MA Auc. Lic. #161

Aaron Posnik & Co., Inc.  
 Established 1932

Branch Office  
 P.O. Box 247  
 Malvern (Philadelphia), PA 19355  
 610-853-6655 Fax 853-6633  
 PA Auc. Lic. #AY000241L

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# ASSESSORS MAP



110 43.01  
Map Parcel Lot

1 of 1  
CARD

TOTAL ASSESSED: 3,700  
!6109!

Town of Belchertown



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		RIVER ST (REAR), BELCHERTOWN

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			0.930	3,700	3,700		
<b>Total Card</b>						Entered Lot Size	GIS Ref
<b>Total Parcel</b>						Total Land:	GIS Ref
Source: Market Adj Cost			Total Value per SQ unit /Card: N/A			/Parcel: N/A	Insp Date
						Land Unit Type:	

OWNERSHIP

Owner 1:	BELCHERTOWN TOWN OF
Owner 2:	
Owner 3:	
Street 1:	2 JABISH ST
Street 2:	
Twn/City:	BELCHERTOWN
St/Prov:	MA Cntry
Postal:	01007 Own Occ: Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	930	FV		0	.93	3,700	3,700	3,700		12/17/2012
2012	930	FV		0	.93	3,700	3,700	3,700	year end	12/6/2011
2011	930	FV		0	.93	3,800	3,800	3,800	Year End	12/21/2010
2010	930	FV		0	.93	4,000	4,000	4,000		12/15/2009
2009	930	FV		0	.93	8,200	8,200	8,200	YEAR END	12/24/2008
2008	903	FV		0	.93	8,200	8,200	8,200		12/27/2007
2007	132	FV		0	.93	8,200	8,200	8,200		11/30/2006
2006	132	FV		0	.93	8,200	8,200	8,200		12/22/2005

PREVIOUS OWNER

Owner 1:	OWNER UNKNOWN -
Owner 2:	-
Street 1:	RIVER ST (REAR)
Twn/City:	BELCHERTOWN
St/Prov:	MA Cntry
Postal:	01007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OWNER UNKNOWN,	9121-323		5/7/2007	INVOLVED GOV		0	Yes	No		Treasurers Deed=land of low value
	0-0		1/1/1900			0	No	No		

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as VACNT/TOWN

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				i		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
930	VACNT/TOWN		40511		SQ FT	UD	0.1	0	1.7	0.0538										3,651							3,700 land locked

Total AC/HA: 0.93000 Total SF/SM: 40510.80 Parcel LUC: 930 VACNT/TOWN Prime NB Desc: RA Total: 3,651 Spl Credit Total: 3,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: Fy2013

apro

2014



