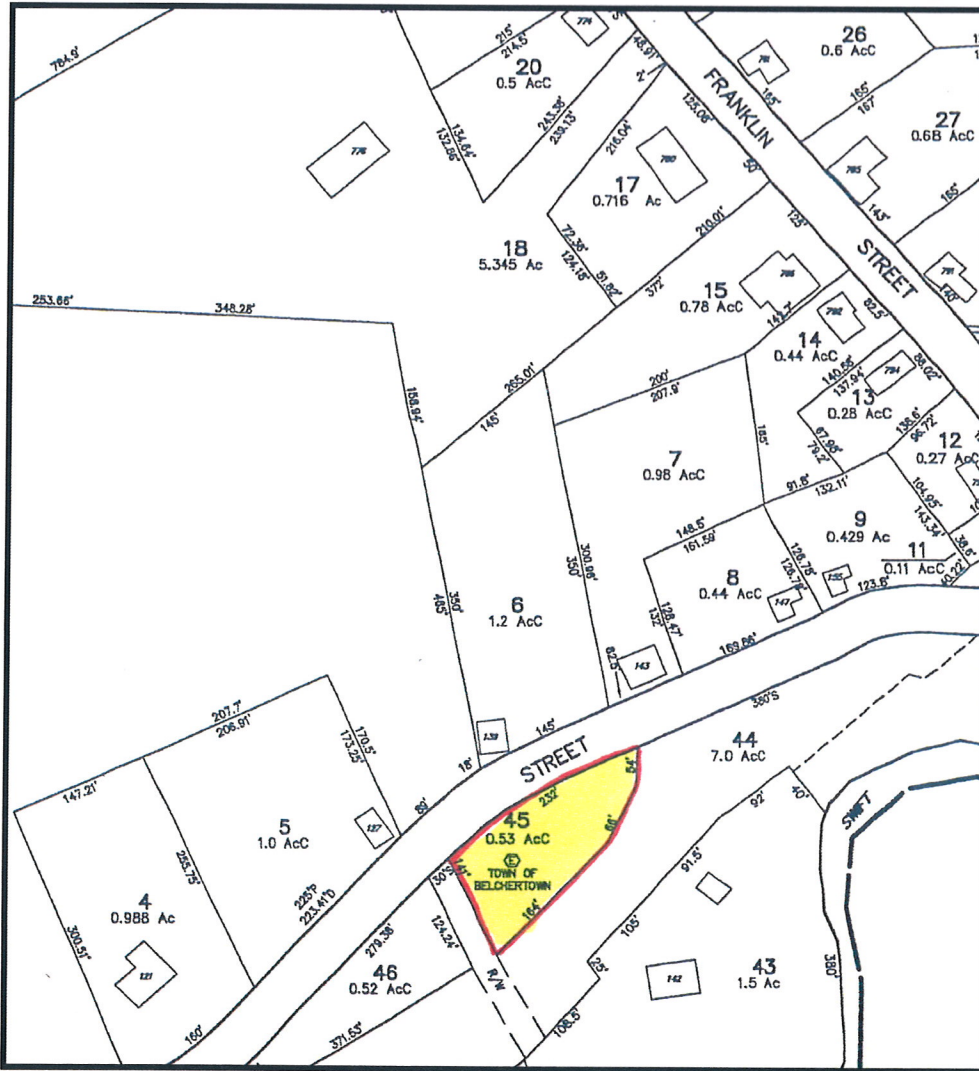


A PUBLIC AUCTION



RIVER STREET

- RESIDENTIAL LOT
- MAP: 110 ➤ PARCEL: 45
- LAND AREA: **±23,085 S/F / ±.53 ACRE**
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: **\$3,400.00**
- ±232 FT. OF FRONTAGE ON RIVER STREET

TERMS OF SALE

\$1,000.⁰⁰ 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

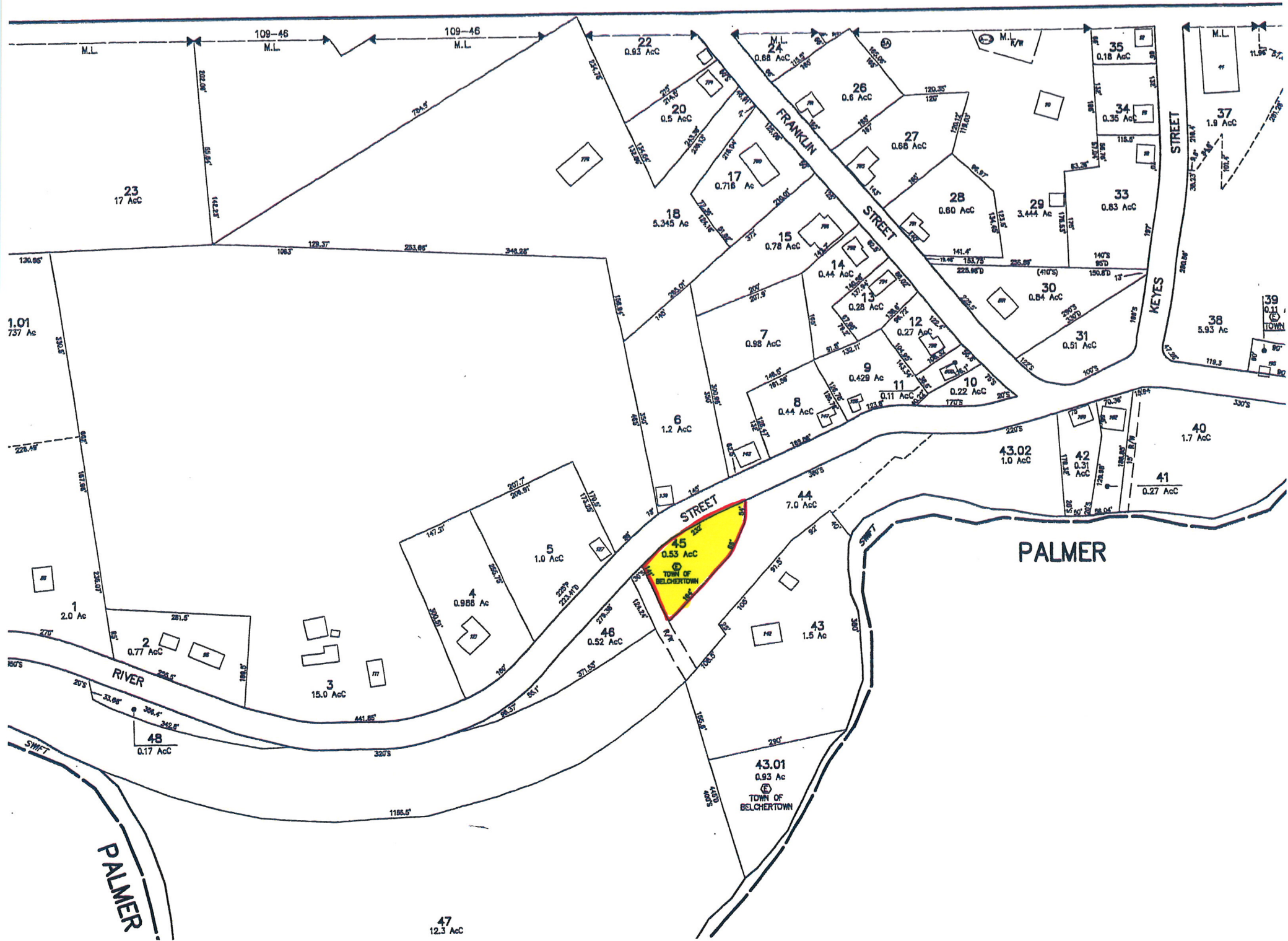
AUCTIONEERS • APPRAISERS

Corporate Office
 83 State Street
 Springfield, MA 01103
 413-733-5238 Fax 731-5946
 MA Auc. Lic. #161
 • www.posnik.com • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: info@posnik.com •

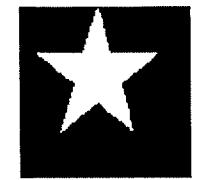
Aaron Posnik & Co., Inc.
 Established 1932

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

ASSESSORS MAP



Town of Belchertown



Patriot Properties Inc.

PROPERTY LOCATION
No Alt No Direction/Street/City
RIVER ST, BELCHERTOWN

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
930			0.530	3,400	3,400	
Total Card			0.530	3,400	3,400	Entered Lot Size
Total Parcel			0.530	3,400	3,400	Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card: N/A		/Parcel: N/A	Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date

OWNERSHIP
Owner 1: BELCHERTOWN TOWN OF
Owner 2:
Owner 3:
Street 1: 2 JABISH ST
Street 2:
Twn/City: BELCHERTOWN
St/Prov: MA Cntry: Own Occ:
Postal: 01007 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	.53	3,400	3,400	3,400		12/17/2012
2012	930	FV		0	.53	3,400	3,400	3,400	year end	12/6/2011
2011	930	FV		0	.53	11,100	11,100	11,100	Year End	12/21/2010
2010	930	FV		0	.53	11,100	11,100	11,100		12/15/2009
2009	930	FV		0	.53	13,400	13,400	13,400	YEAR END	12/24/2008
2008	903	FV		0	.53	13,400	13,400	13,400		12/27/2007
2007	903	FV		0	.53	17,900	17,900	17,900		11/30/2006
2006	130	FV		0	.53	53,700	53,700	53,700		12/22/2005

PRINT
Date Time
04/23/13 16:34:50
LAST REV
Date Time
08/07/11 09:59:37
jay
5300

USER DEFINED
Prior Id # 1: 19 / 119/
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:

PREVIOUS OWNER
Owner 1: BOUDREAU NAPOLEON J + ALICE -
Owner 2: -
Street 1: 9215 EMERALD BEACH BLVD
Twn/City: HUDSON
St/Prov: FL Cntry:
Postal: 33567

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BOUDREAU NAPOLE	8789-89		7/11/2006	INVOLVED GOV		0	Yes	No		judgement in tax lien case
	1519-587		11/16/1967			0	No	No		

NARRATIVE DESCRIPTION
This Parcel contains .53 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

Sign: _____

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
930	VACNT/TOWN		23087		SQ FT	UD	0.1	0	1.7	0.085	8									3,355						3,400	

Total AC/HA: 0.53000 Total SF/SM: 23086.80 Parcel LUC: 930 VACNT/TOWN Prime NB Desc: RA Total: 3,355 Spl Credit: Total: 3,400

