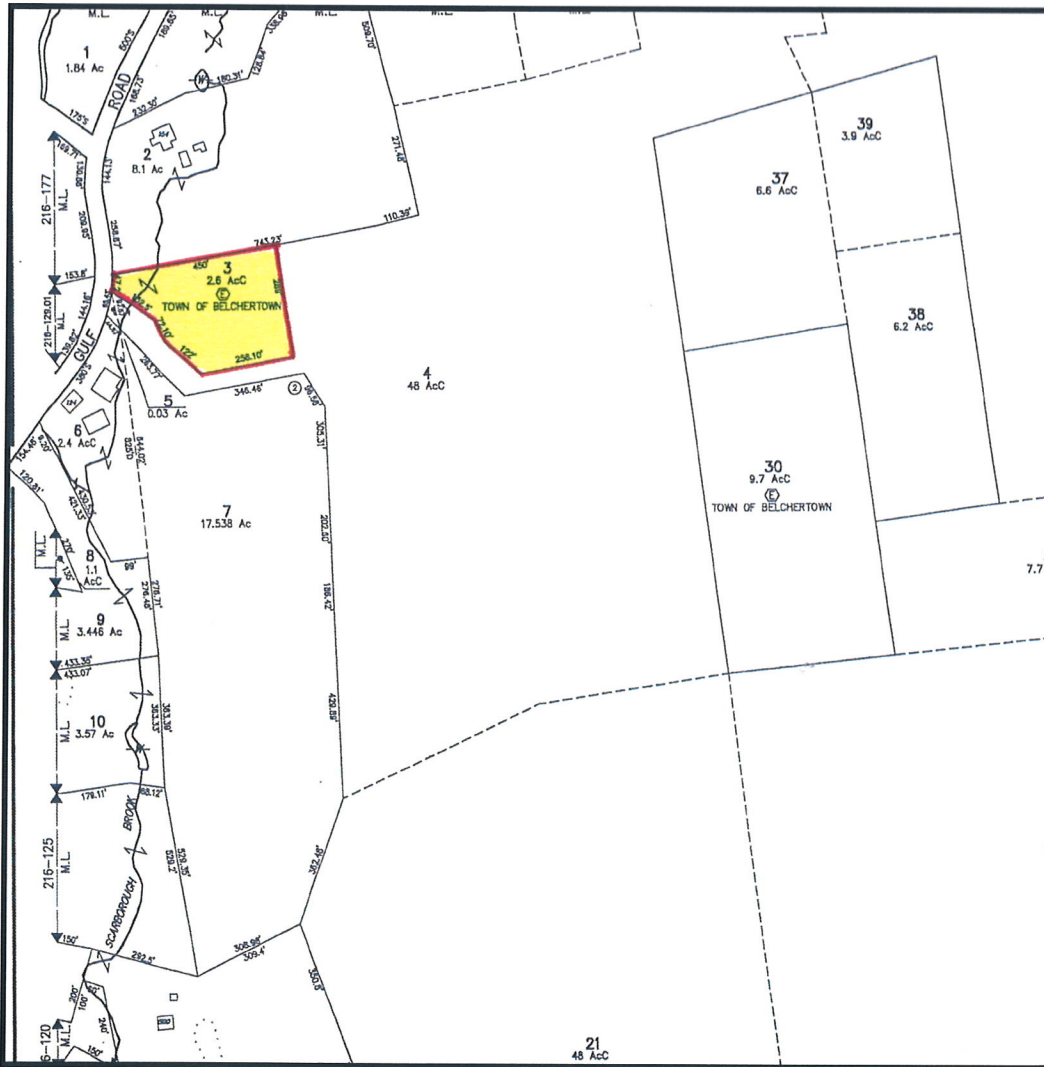


A PUBLIC AUCTION



140 GULF ROAD

- RESIDENTIAL LOT
- MAP: 215 ➤ PARCEL: 3
- LAND AREA: ±113,255 S/F / ±2.6 ACRES
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: \$11,300.00
- ±47 FT. OF FRONTAGE ON GULF ROAD

TERMS OF SALE

\$5,000.⁰⁰ 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

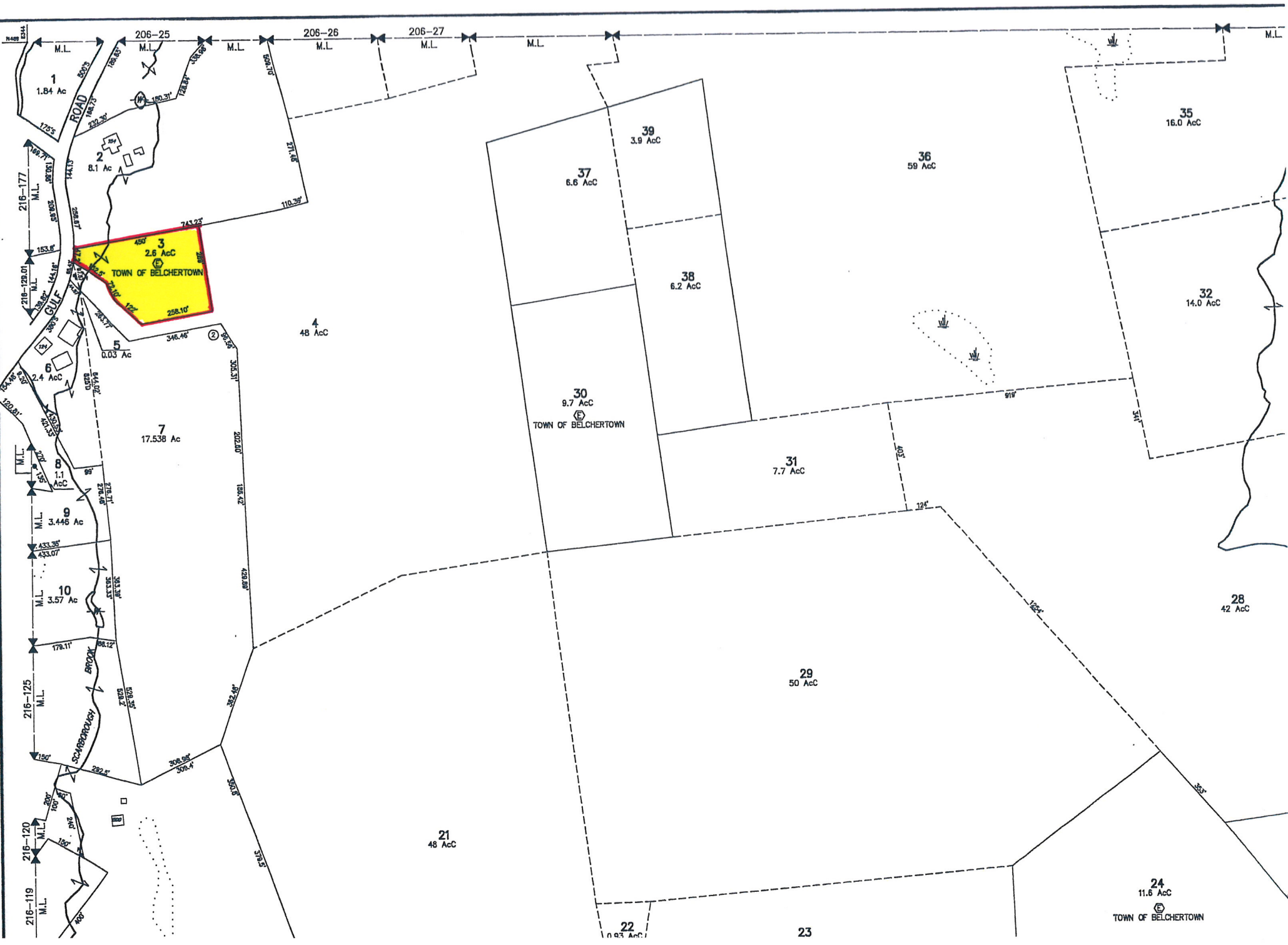
Aaron Posnik & Co., Inc.
 Established 1932

Branch Office
 P.O. Box 247

Malvern (Philadelphia), PA 19355
 610-853-6655 Fax 853-6633
 PA Auc. Lic. #AY000241L

• www.posnik.com • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: info@posnik.com •

ASSESSORS MAP





PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		GULF RD, BELCHERTOWN

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
937		1,300	2.600	10,000	11,300	
Total Card		1,300	2.600	10,000	11,300	Entered Lot Size
Total Parcel		1,300	2.600	10,000	11,300	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A			/Parcel: N/A	Land Unit Type:

User Acct	26
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
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	937	FV		1300	2.6	10,000	11,300	11,300		12/17/2012
2012	930	FV		1200	2.6	10,100	11,300	11,300	year end	12/6/2011
2011	101	FV	1,500	2200	2.6	81,800	85,500	85,500	Year End	12/21/2010
2010	101	FV	1,400	2000	2.6	88,200	91,600	91,600		12/15/2009
2009	101	FV	1,400	1700	2.6	97,600	100,700	100,700	YEAR END	12/24/2008
2008	101	FV	1,700	1900	2.6	90,300	93,900	93,900		12/27/2007
2007	101	FV	64,500	1600	2.6	89,200	155,300	155,300		11/30/2006
2006	101	FV	62,900	1600	2.6	74,100	138,600	138,600		12/22/2005

PRINT	Date	Time
	04/23/13	16:32:31
LAST REV	Date	Time
	10/04/12	10:00:24
	jay	
	443	

USER DEFINED

Prior Id # 1:	3 / 106 /
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:	
Land Reason:	
Bld Reason:	

PREVIOUS OWNER

Owner 1:	NATURE CHURCH THE -
Owner 2:	C/O ROBERT ST CYR -
Street 1:	9 DRY HILL RD #7
Twn/City:	MONTAGUE
St/Prov:	MA Cntry
Postal:	01351

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NATURE CHURCH T	10532-197		4/25/2011	INVOLVED GOV		0	No	No		final judgment
UNIVERSAL LIFE	2043-199		8/24/1978	INTRA-CORP		0	No	No		cert of name change
Walgren Eric	1673-302		11/28/1972			0	Yes	No		
Cowls W D Inc	1346-251		3/13/1961			0	No	No		

NARRATIVE DESCRIPTION

This Parcel contains 2.6 ACRES of land mainly classified as IMP/TAX TITL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/9/2007	14337	DEMO		O				DEMO BLDING

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2011	FIELD REVIEW	130	JAY WHELIHAN
3/12/2007	FIELD REVIEW	130	JAY WHELIHAN
5/5/2005	MEASURED	500	ZAK BOMBARD

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
937	IMP/TAX TITL		43560		SQ FT	UD	0.1	0	1.65	0.050	3									3,594						3,600	
937	IMP/TAX TITL		1.6		ACRES	EXCESS		0	4,000.	1.000	3									6,400						6,400	

Total AC/HA:	2.60000	Total SF/SM:	113255.99	Parcel LUC:	937	IMP/TAX TITL	Prime NB Desc:	RAV	Total:	9,994	Spl Credit:		Total:	10,000
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