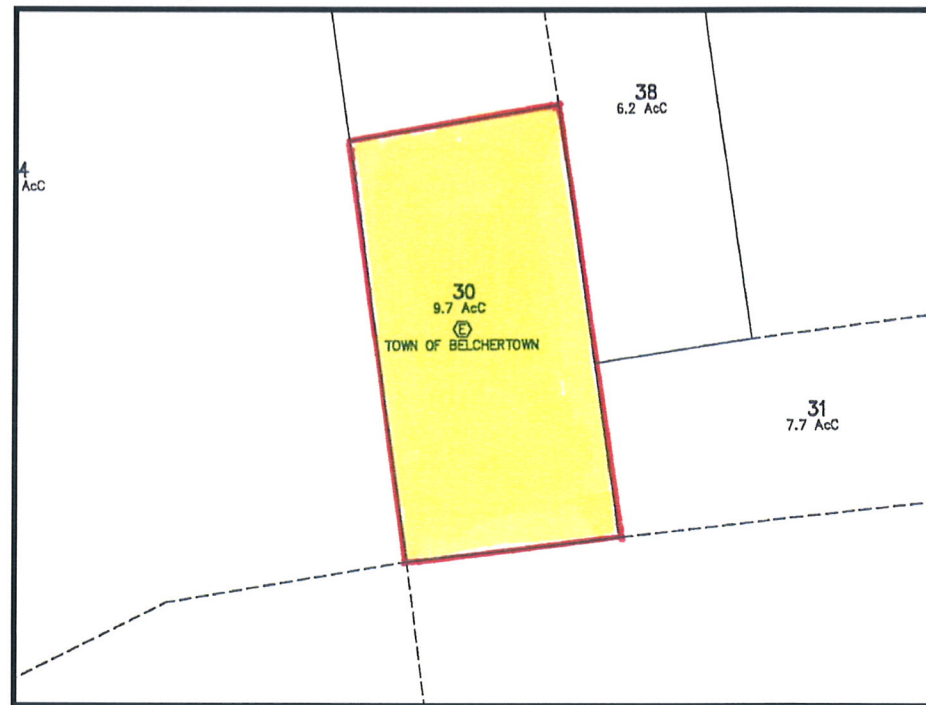
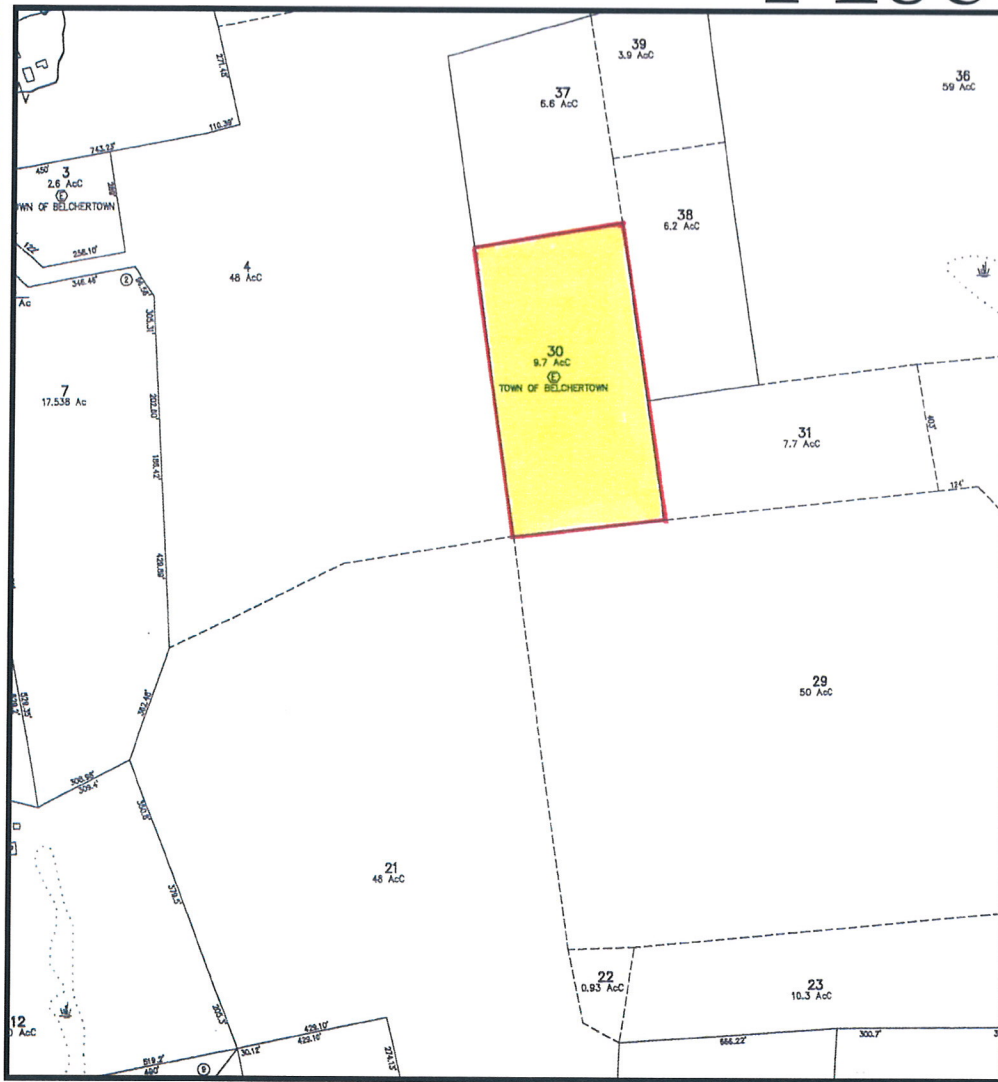


A PUBLIC AUCTION



REAR OF GULF ROAD

- RESIDENTIAL LOT
- MAP: 215 ➤ PARCEL: 30
- LAND AREA: ±422,530 S/F / ±9.7 ACRES
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: \$30,200.00

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

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

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
		GULF RD, BELCHERTOWN

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			9.700	30,200	30,200		26
						Entered Lot Size	GIS Ref
						Total Land:	GIS Ref
						Land Unit Type:	Insp Date
Total Card			9.700	30,200	30,200		
Total Parcel			9.700	30,200	30,200		
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A			

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	9.7	30,200	30,200	30,200		12/17/2012
2012	930	FV		0	9.7	30,300	30,300	30,300	year end	12/6/2011
2011	930	FV		0	9.7	33,400	33,400	33,400	Year End	12/21/2010
2010	930	FV		0	9.7	56,500	56,500	56,500		12/15/2009
2009	930	FV		0	9.7	51,200	51,200	51,200	YEAR END	12/24/2008
2008	132	FV		0	9.7	45,300	45,300	45,300		12/27/2007
2007	132	FV		0	9.7	39,300	39,300	39,300		11/30/2006
2006	132	FV		0	9.7	31,600	31,600	31,600		12/22/2005

PRINT
Date Time
04/23/13 16:26:02
LAST REV
Date Time
08/19/11 12:50:36
jay

USER DEFINED

Prior Id # 1: 3 / 130/
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: JACKSON MARCELLA L +-
Owner 2: PEESO WILLIAM R -
Street 1: 30 MOUNTAIN VIEW DR
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
JACKSON MARCELL	9404-182		2/27/2008	INVOLVED GOV		0 Yes	No			final judgement
REMILLARD SUSAN	6116-191		1/31/2001	FORECLOSURE	70000	Yes	No			multi lots
STOCKWELL R F &	4796-227		12/20/1995	OTHER	90000	Yes	No			
STOCKWELL RICHA	02271/02760		4/16/1982		3250	Yes	No			
WESTERN BANK &	02140/00580		12/6/1979		25000	Yes	No			
	01757/07500		2/8/1974			0 Yes	No			

TAX DISTRICT

PAT ACCT.

475

NARRATIVE DESCRIPTION

This Parcel contains 9.7 ACRES of land mainly classified as VACANT/TOWN

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: _____

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	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/TOWI		43560		SQ FT	UD	0.1	0	1.65	0.050	3									3,594							3,600 land locked
930	VACNT/TOWI		8.7		ACRES	EXCESS		0	4,000	0.765	3			TOPO	-10					26,622							26,600

Total AC/HA: 9.70000 Total SF/SM: 422532.00 Parcel LUC: 930 VACNT/TOWN Prime NB Desc: RAV Total: 30,216 Spl Credit: Total: 30,200

