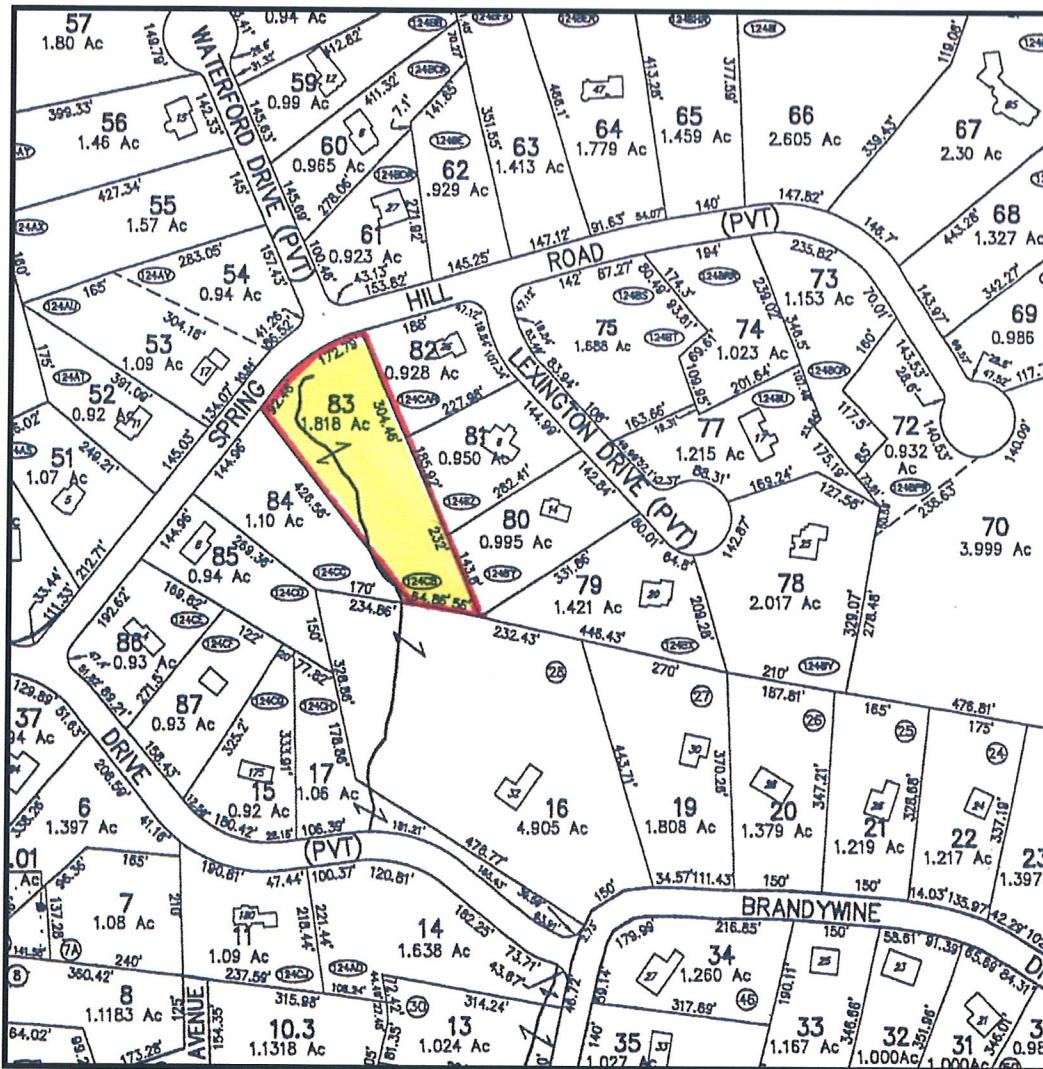


A PUBLIC AUCTION



SPRING HILL ROAD

- RESIDENTIAL LOT
- MAP: 225 ➤ PARCEL: 83
- LAND AREA: ±78,845 S/F / ±1.810 ACRES
- ZONED: Ag-B (RURAL RESIDENTIAL)
- ASSESSED VALUE: \$7,400.00
- ±265 FT. OF FRONTAGE ON SPRING HILL ROAD

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

Aaron Posnik & Co., Inc.
 Established 1932

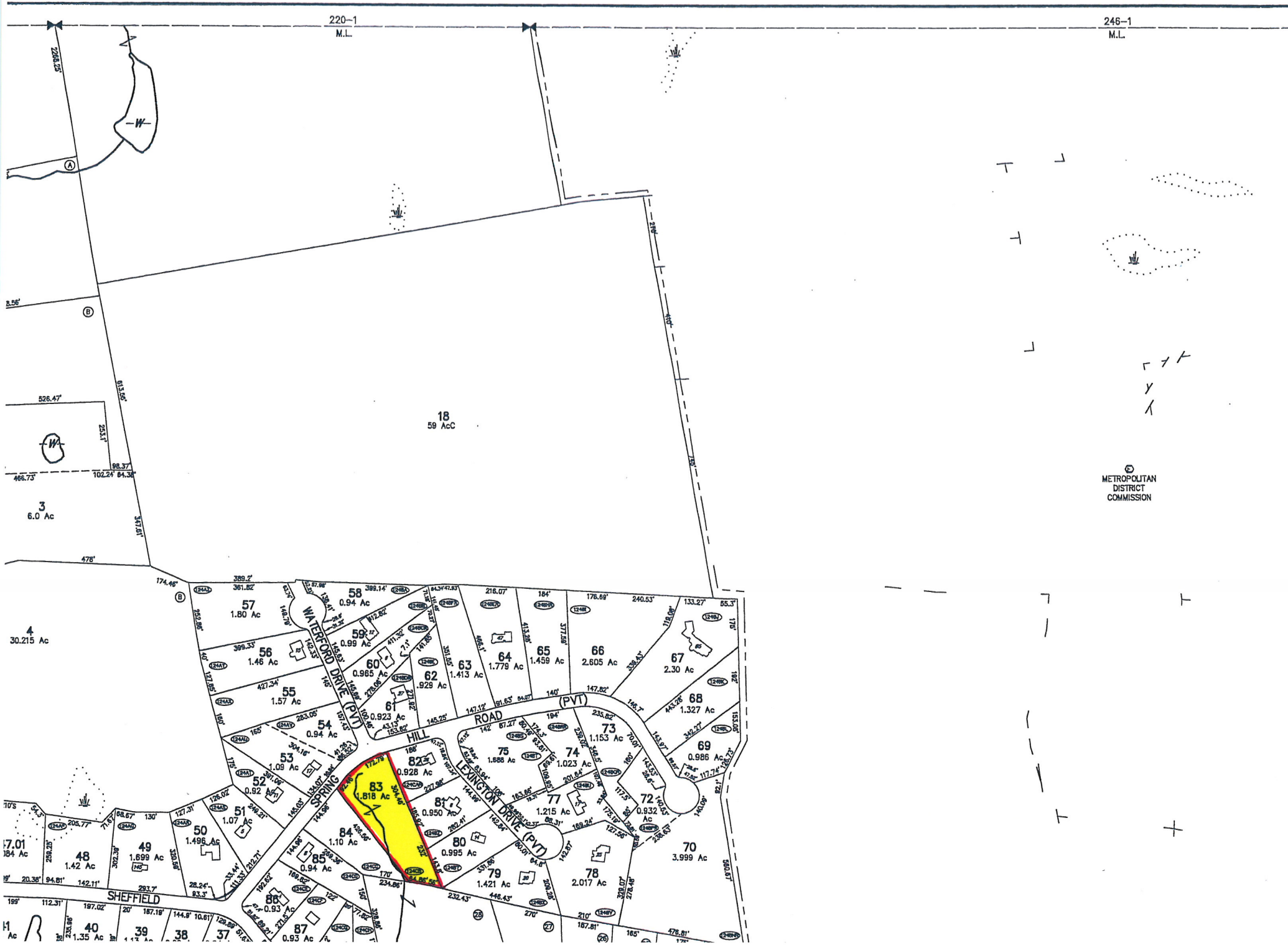
Branch Office
 P.O. Box 247
 Malvern (Philadelphia), PA 19355
 610-853-6655 Fax 853-6633
 PA Auc. Lic. #AY000241L

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

ASSESSORS MAP

220-1
M.L.

246-1
M.L.



Town of Belchertown



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		SPRING HILL RD, BELCHERTOWN

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			1.810	7,400	7,400		26
							GIS Ref
							GIS Ref
							Insp Date
Total Card			1.810	7,400	7,400	Entered Lot Size	
Total Parcel			1.810	7,400	7,400	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		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 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	1.81	7,400	7,400	7,400		12/17/2012
2012	930	FV		0	1.81	7,600	7,600	7,600	year end	12/6/2011
2011	930	FV		0	1.81	17,800	17,800	17,800	Year End	12/21/2010
2010	131	FV		0	1.81	55,900	55,900	55,900		12/15/2009
2009	131	FV		0	1.81	59,900	59,900	59,900	YEAR END	12/24/2008
2008	131	FV		0	1.81	60,000	60,000	60,000		12/27/2007
2007	130	FV		0	1.81	65,000	65,000	65,000		11/30/2006
2006	130	FV		0	1.81	64,700	64,700	64,700		12/22/2005

PREVIOUS OWNER

Owner 1: SUNRISE PROPERTIES INC -
Owner 2: -
Street 1: P O BOX 622
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
SUNRISE PROPERT	10191233-		6/2/2010	INVOLVED GOV		0 No	No			final judgement
	2632-300		10/15/1985			0 No	No			

NARRATIVE DESCRIPTION

This Parcel contains 1.81 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

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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/TOW		43560		SQ FT	UD	0.1	0	1.95	0.050	7						4,247					4,200	
930	VACNT/TOW		0.81		ACRES	EXCESS		0	4,000.	1.000	7						3,240					3,200	

Total AC/HA: 1.81000	Total SF/SM: 78843.59	Parcel LUC: 930	VACNT/TOWN	Prime NB Desc: SV	Total: 7,487	Spl Credit	Total: 7,400
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EXTERIOR INFORMATION	BATH FEATURES	COMMENTS
Type:	Full Bath:	PLBK 175 P131-140 5/21/93 /REV PLBK 185 P228 9-15-99.
Sty Ht:	A Bath:	
(Liv) Units: Total:	3/4 Bath:	
Foundation:	A 3QBth:	
Frame:	1/2 Bath:	
Prime Wall:	A HBth:	
Sec Wall: %	OthrFix:	

RESIDENTIAL GRID
1st Res Grid Desc: # Units
Level FY LR DR D K FR RR BR FB HB L O
Other
Upper
Lvl 2
Lvl 1
Lower
Totals RMS: BRs: Baths: HB:

OTHER FEATURES	CONDO INFORMATION
Kits:	Location:
A Kits:	Total Units:
Frpl:	Floor:
WSFlue:	% Own:
	Name:

GENERAL INFORMATION
Grade:
Year Blt: Eff Yr Blt:
Alt LUC: Alt %:
Jurisdct: Fact:
Const Mod:
Lump Sum Adj:

INTERIOR INFORMATION	DEPRECIATION
Avg Ht/FL:	Phys Cond: 0.0%
Prim Int Wall:	Functional: %
Sec Int Wall: %	Economic: %
Partition:	Special: %
Prim Floors:	Override: %
Sec Floors: %	Total: 0%

REMODELING	RES BREAKDOWN
Exterior:	No Unit RMS BRS FL
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
	Totals

CALC SUMMARY	COMPARABLE SALES
Basic \$ / SQ:	Rate Parcel ID Typ Date Sale Price
Size Adj.: 1.00000000	
Const Adj.: 8.00000000	
Adj \$ / SQ:	
Other Features: 0	
Grade Factor:	
Neighborhood Inf: 1.00000000	WtAv\$/SQ: AvRate: Ind.Val
LUC Factor: 1.00	
Adj Total: 0	Juris. Factor: Val/Su Fin:
Depreciation: 0	Special Features: 0 Val/Su Net:
Depreciated Total: 0	Final Total: 0 Val/Su SzAd:

SUB AREA	SUB AREA DETAIL
Code Description Area - SQ Rate - AV Undepr Value	Sub Area % Usbl Descrip % Type Qu # Ten
Net Sketched Area: Total:	
Size Ad Gross Area FinArea:	

SPEC FEATURES/YARD ITEMS												PARCEL ID 225-83						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:				Total:									

IMAGE *AssessPro* Patriot Properties, Inc