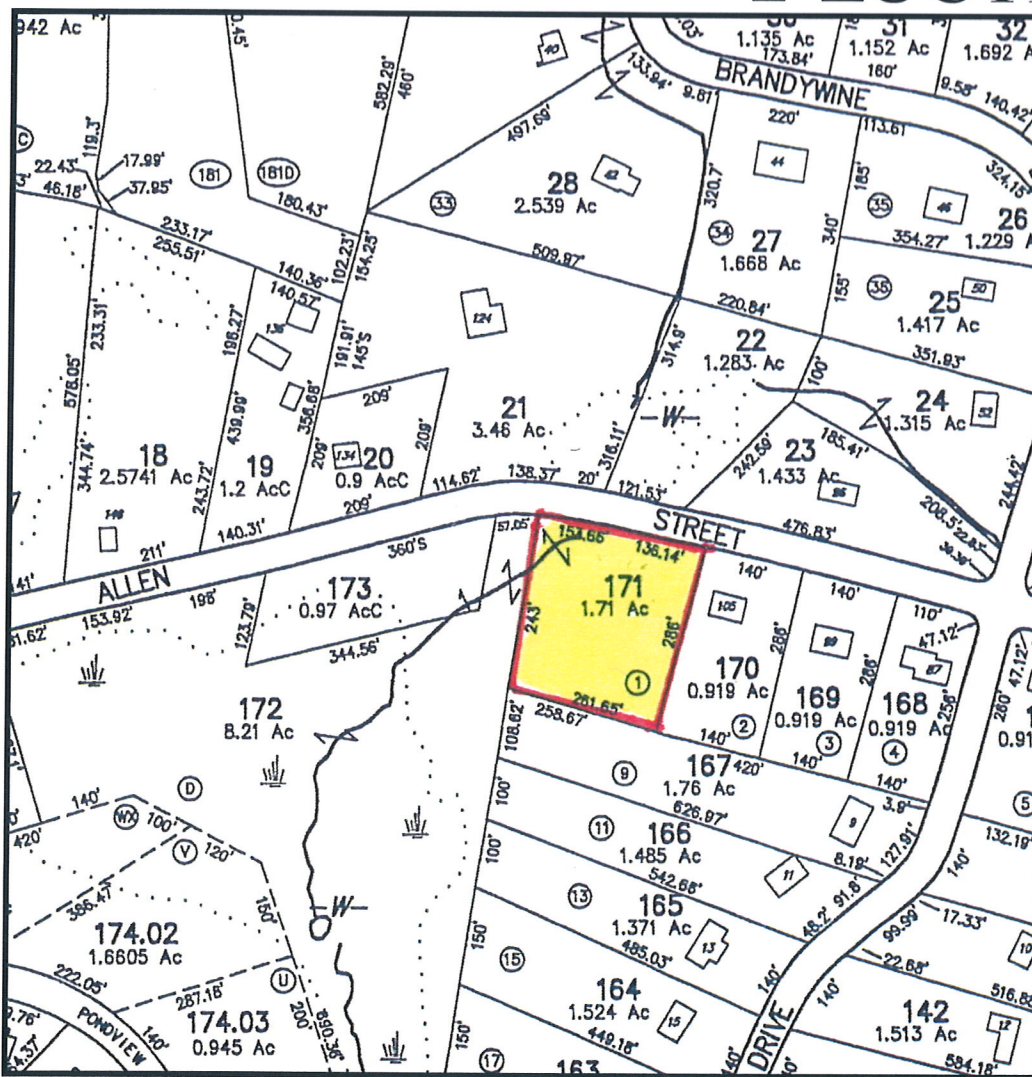


A PUBLIC AUCTION



ALLEN STREET

- RESIDENTIAL LOT
- MAP: 232 ➤ PARCEL: 171
- LAND AREA: ±74,485 S/F / ±1.71 ACRES
- ZONED: Ag-B (RURAL RESIDENTIAL)
- ASSESSED VALUE: \$6,500.00
- ±290 FT. OF FRONTAGE ON ALLEN 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

Aaron Posnik & Co., Inc.
 Established 1932

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

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

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



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		ALLEN ST, BELCHERTOWN

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 OWNER

Owner 1:	TROMPKE KELLY A -
Owner 2:	-
Street 1:	179 EAST 78TH ST
Twn/City:	NEW YORK
St/Prov:	NY Cntry
Postal:	10021

NARRATIVE DESCRIPTION

This Parcel contains 1.71 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		

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	Infi 1	%	Infi 2	%	Infi 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
930	VACNT/TOW		43560		SQ FT	UD	0.1	0	1.7	0.050	8									3,703						3,700	
930	VACNT/TOW		0.71		ACRES	EXCESS		0	4,000.	1.000	8									2,840						2,800	

Total AC/HA:	1.71000	Total SF/SM:	74487.60	Parcel LUC:	930	VACNT/TOWN	Prime NB Desc:	RA	Total:	6,543	Spl Credit:		Total:	6,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: Fy2013

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			1.710	6,500	6,500		26
							GIS Ref
							GIS Ref
							Insp Date
Total Card			1.710	6,500	6,500	Entered Lot Size	
Total Parcel			1.710	6,500	6,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit 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	1.71	6,500	6,500	6,500		12/17/2012
2012	930	FV		0	1.71	6,500	6,500	6,500	year end	12/6/2011
2011	930	FV		0	1.71	20,900	20,900	20,900	Year End	12/21/2010
2010	930	FV		0	1.71	18,000	18,000	18,000		12/15/2009
2009	131	FV		0	1.71	54,100	54,100	54,100	YEAR END	12/24/2008
2008	131	FV		0	1.71	52,400	52,400	52,400		12/27/2007
2007	130	FV		0	1.71	79,000	79,000	79,000		11/30/2006
2006	130	FV		0	1.71	59,200	59,200	59,200		12/22/2005

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TROMPKE KELLY A	9602-325		9/23/2008	INVOLVED GOV		0	No	No		final judgement
GALUSZKA PETER	9024-68		1/29/2007	PORTION/ASSE		1	Yes	No		multi lots
CASTLE ENTERPRI	3226-337		8/4/1988	INTRA-CORP		1	Yes	No		
GALUSZKA PETER	3203-10		6/29/1988			0	Yes	No		
SULLIVAN KATHLE	2149-176		2/14/1980			1	Yes	No		
G&H INVESTORS	2149-172		2/14/1980			1	Yes	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: _____

USER DEFINED

Prior Id # 1:	71 / 155/A
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:	

PRINT

Date	Time
04/23/13	16:24:58

LAST REV

Date	Time
08/07/11	13:10:06

jay 1666

