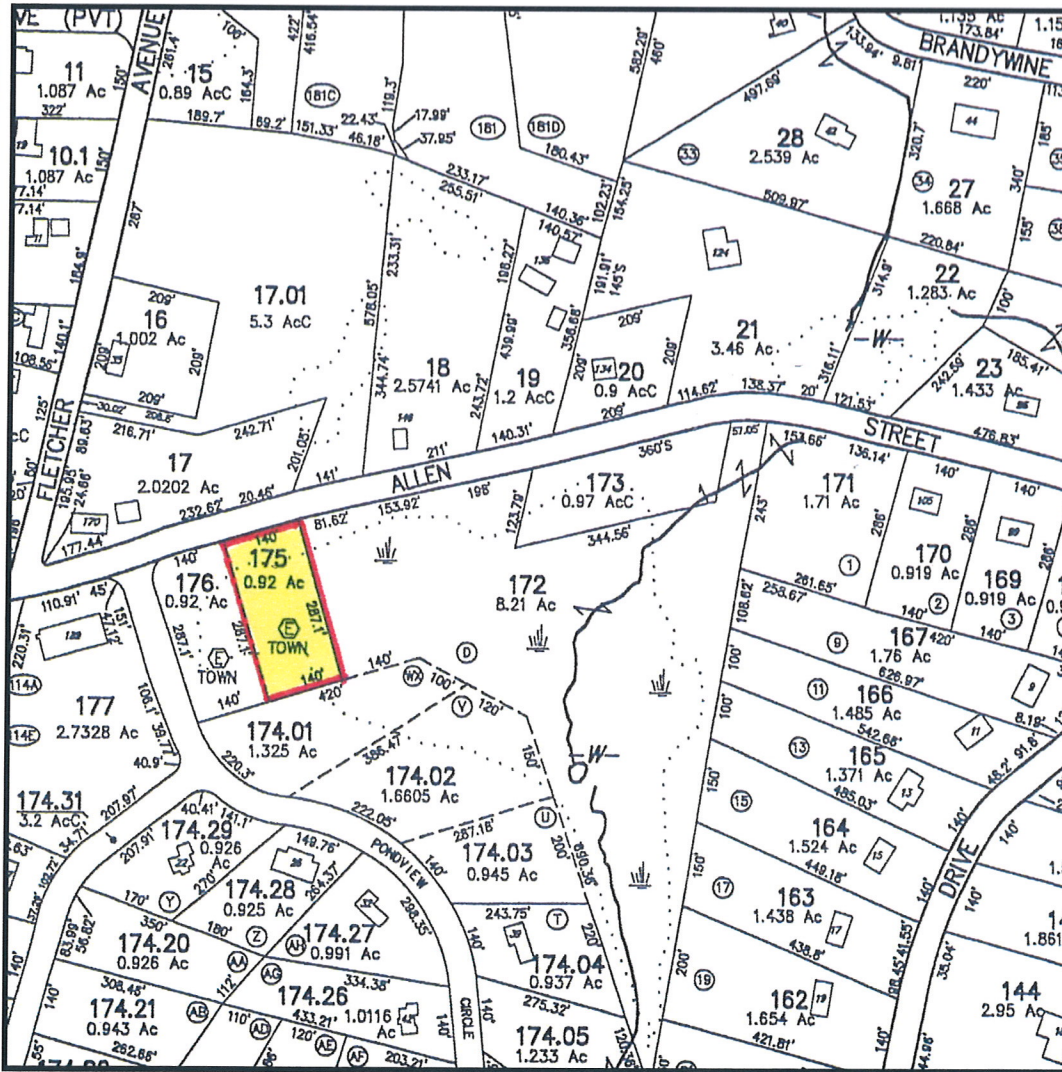


A PUBLIC AUCTION



ALLEN STREET

- RESIDENTIAL LOT
- MAP: 232 ➤ PARCEL: 175
- LAND AREA: **±40,195 / ±.923 ACRE**
- ZONED: Ag-B (RURAL RESIDENTIAL)
- ASSESSED VALUE: **\$3,600.00**
- ±140 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

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

Town of Belchertown



Patriot Properties Inc.

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			0.923	3,600	3,600		0
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		Insp Date	
						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
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	930	FV		0	.923	3,600	3,600	3,600		12/17/2012
2012	930	FV		0	.923	3,600	3,600	3,600	year end	12/6/2011
2011	930	FV		0	.923	11,300	11,300	11,300	Year End	12/21/2010
2010	930	FV		0	.923	12,100	12,100	12,100		12/15/2009
2009	930	FV		0	.923	14,600	14,600	14,600	YEAR END	12/24/2008
2008	903	FV		0	.923	14,600	14,600	14,600		12/27/2007
2007	903	FV		0	.923	15,400	15,400	15,400		11/30/2006
2006	132	FV		0	.923	15,400	15,400	15,400		12/22/2005

PREVIOUS OWNER

Owner 1:	REMILLARD SUSAN + GAETAN DBA -
Owner 2:	REMCO BUILDERS -
Street 1:	7007 BLADE BEAK LN
Twn/City:	MYRTLE BEACH
St/Prov:	SC Cntry
Postal:	29588-4408

NARRATIVE DESCRIPTION

This Parcel contains .923 ACRES of land mainly classified as VACNT/TOWN

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
REMILLARD SUSAN	8902-328		10/5/2006	INVOLVED GOV		0	Yes	No		Treasures deed=land low value
PONDVIEW DEVELO	5099/199		4/24/1997	INTRA-CORP		100	Yes	No		
	03448/0335		9/21/1989	PORTION/WASSE		70000	Yes	No		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				i		
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

ACTIVITY INFORMATION

Date	Result	By	Name

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/TOW		40194		SQ FT	UD	0.1	0	1.7	0.053	8									3,645						3,600	

Total AC/HA:	0.92273	Total SF/SM:	40194.12	Parcel LUC:	930	VACNT/TOWN	Prime NB Desc:	RA	Total:	3,645	Spl Credit:	Total:	3,600
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