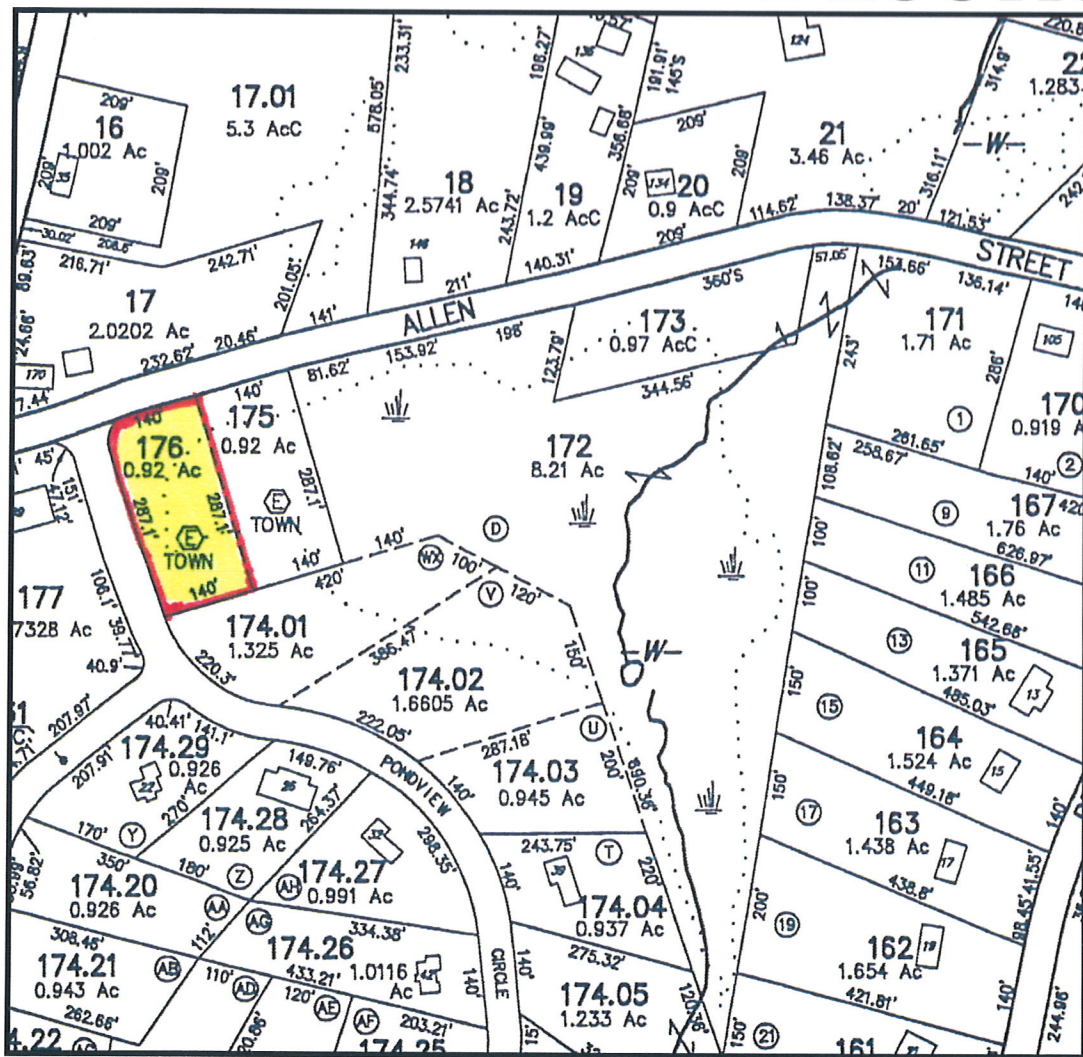


A PUBLIC AUCTION



ALLEN STREET

- RESIDENTIAL LOT
- MAP: 232 ➤ PARCEL: 176
- LAND AREA: ±40,195 / ±.9023 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
 • www.posnik.com • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: info@posnik.com •

Aaron Posnik & Co., Inc.
 Established 1932

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

Town of Belchertown



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 Own Occ: |
| Postal: | 01007 Type: |

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

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 | | |

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 |
|--------------|---------|--------------|----------|-------------|-----|------------|----------------|----|--------|-------|-------------|--|--------|-------|

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 |
| Total Parcel | | | | | | | Total Land: |
| Source: Market Adj Cost | | | | | | | Land Unit Type: |
| Total Value per SQ unit /Card: N/A | | | | | | | |
| /Parcel: N/A | | | | | | | |

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 | 12,600 | 12,600 | 12,600 | 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 |

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 | | Treasurers deed-land low value |
| PONDVIEW DEVELO | 5099/199 | | 4/24/1997 | INTRA-CORP | | 100 | Yes | No | | |
| | 03448/0335 | | 9/21/1989 | PORTION/ASSE | | 70000 | Yes | No | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------|--------|-------|--------|-----|------------|----------|----------|---------|
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------|--------|----|------|
| | | | |

Sign: _____

