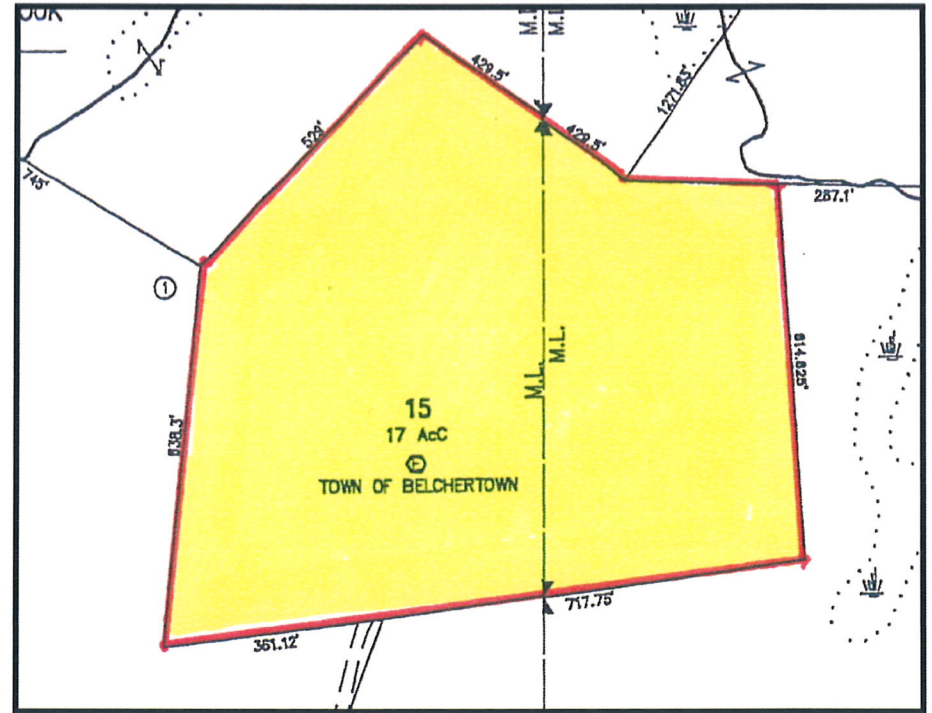
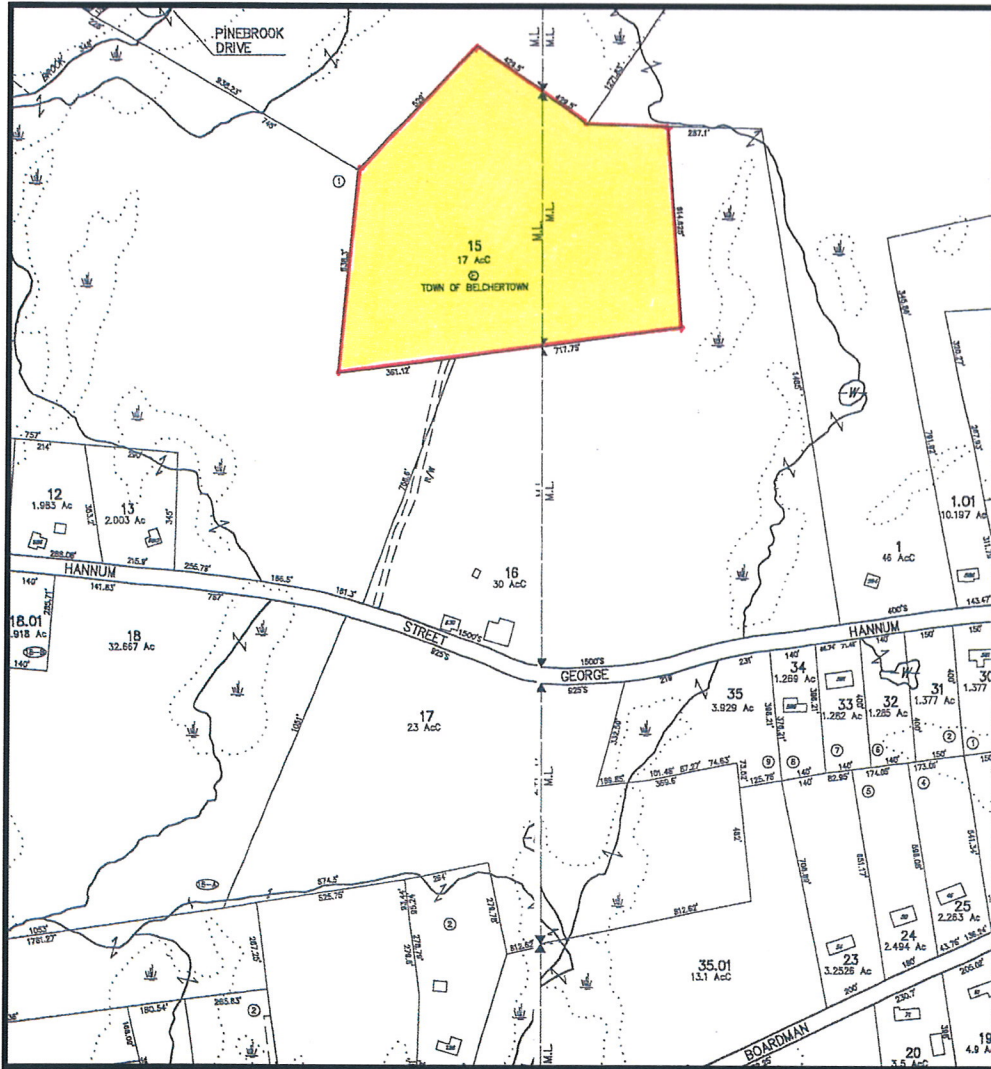


A PUBLIC AUCTION



OFF GEORGE HANNUM STREET

- RESIDENTIAL LOT
- MAP: 241 ➤ PARCEL: 15
- LAND AREA: ±740,520 S/F / ±17 ACRES
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: \$58,100.00

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

Aaron Posnik & Co., Inc.

Established 1932

Branch Office

P.O. Box 247

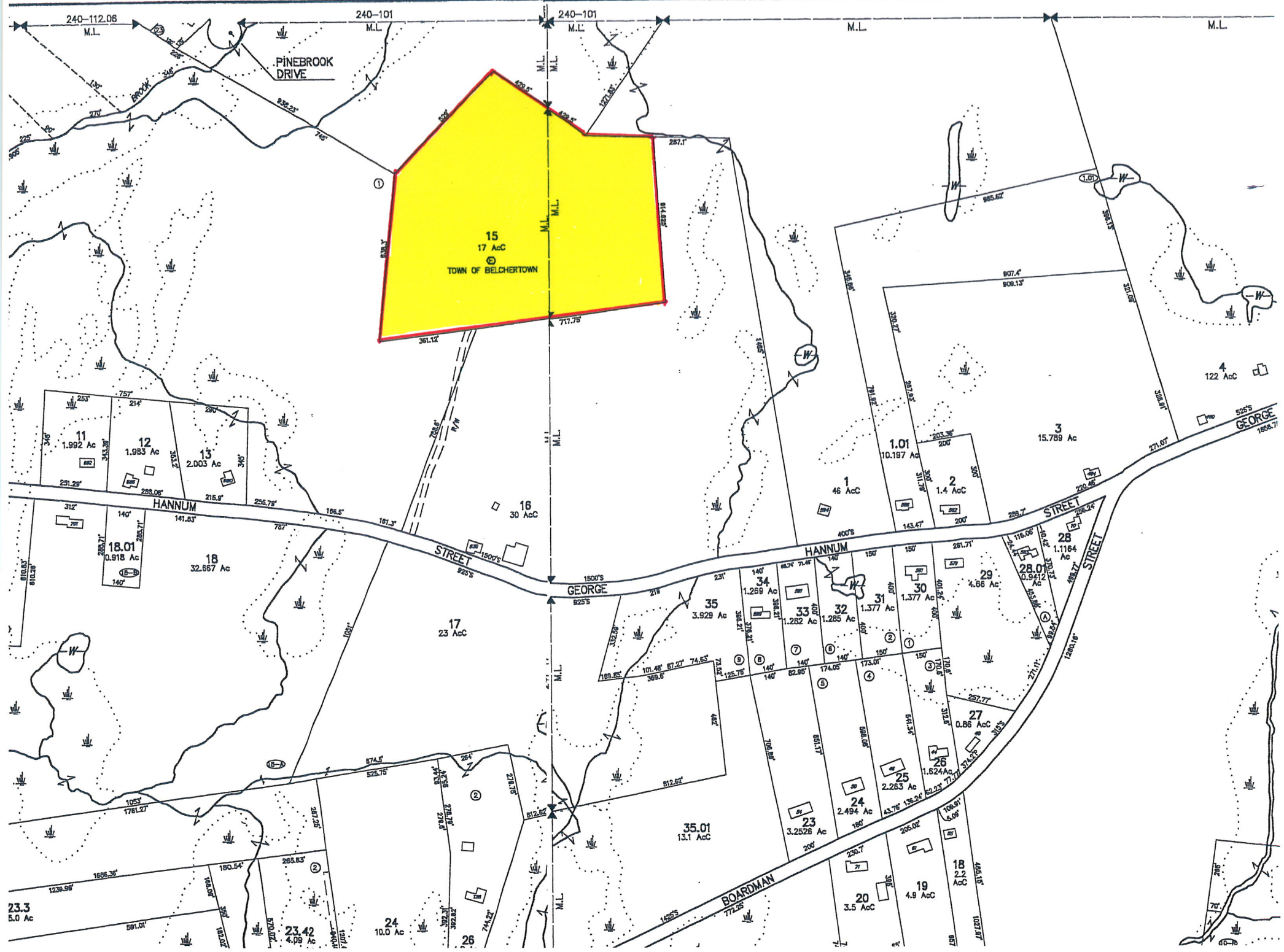
Malvern (Philadelphia), PA 19355

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



15
17 Ac
TOWN OF BELCHERTOWN

240-112.06
M.L.

240-101
M.L.

240-101
M.L.

M.L.

M.L.

PINEBROOK
DRIVE

HANNUM
STREET

GEORGE
STREET

HANNUM
STREET

STREET

STREET

BOARDMAN
STREET

23.3
5.0 Ac

23.42
4.08 Ac

24
10.0 Ac

26

35.01
13.1 Ac

20
3.5 Ac

19
4.9 Ac

18
2.0 Ac

25
2.263 Ac

26
1.624 Ac

27
0.86 Ac

28
1.116 Ac

29
4.66 Ac

30
1.377 Ac

31
1.377 Ac

32
1.285 Ac

33
1.282 Ac

34
1.289 Ac

16
30 Ac

18
32.667 Ac

11
1.992 Ac

12
1.983 Ac

13
2.003 Ac

1
46 Ac

1.01
10.197 Ac

2
1.4 Ac

3
15.789 Ac

4
122 Ac



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		GEORGE HANNUM ST, BELCHERTO

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
930			17.000	58,100	58,100
Total Card			17.000	58,100	58,100
Total Parcel			17.000	58,100	58,100
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	Insp Date
Total Land:	
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	17.	58,100	58,100	58,100		12/17/2012
2012	930	FV		0	17.	58,100	58,100	58,100	year end	12/6/2011
2011	930	FV		0	17.	58,200	58,200	58,200	Year End	12/21/2010
2010	930	FV		0	17.	87,000	87,000	87,000		12/15/2009
2009	930	FV		0	17.	88,200	88,200	88,200	YEAR END	12/24/2008
2008	903	FV		0	17.	78,900	78,900	78,900		12/27/2007
2007	132	FV		0	17.	67,000	67,000	67,000		11/30/2006
2006	132	FV		0	17.	51,000	51,000	51,000		12/22/2005

PREVIOUS OWNER

Owner 1: DUDLEY JAMES -
Owner 2: C/O JOHN C DUDLEY -
Street 1: 106 WEST STATE ST
Twn/City: GRANBY
St/Prov: MA Cntry: Own Occ:
Postal: 01033 Type:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
DUDLEY JAMES,	9082-278		3/30/2007	INVOLVED GOV		0	Yes	No
	532-157		1/1/1900			0	No	No

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes
	Judgement

NARRATIVE DESCRIPTION

This Parcel contains 17. 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				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	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		43560		SQ FT	UD	0.1	0	1.7	0.050	8									3,703						3,700	land locked
930	VACNT/TOW		16		ACRES	EXCESS		0	4,000.	0.850	8									54,400						54,400	

Total AC/HA: 17.00000	Total SF/SM: 740520.00	Parcel LUC: 930	VACNT/TOWN	Prime NB Desc: RA	Total: 58,103	Spl Credit	Total: 58,100
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