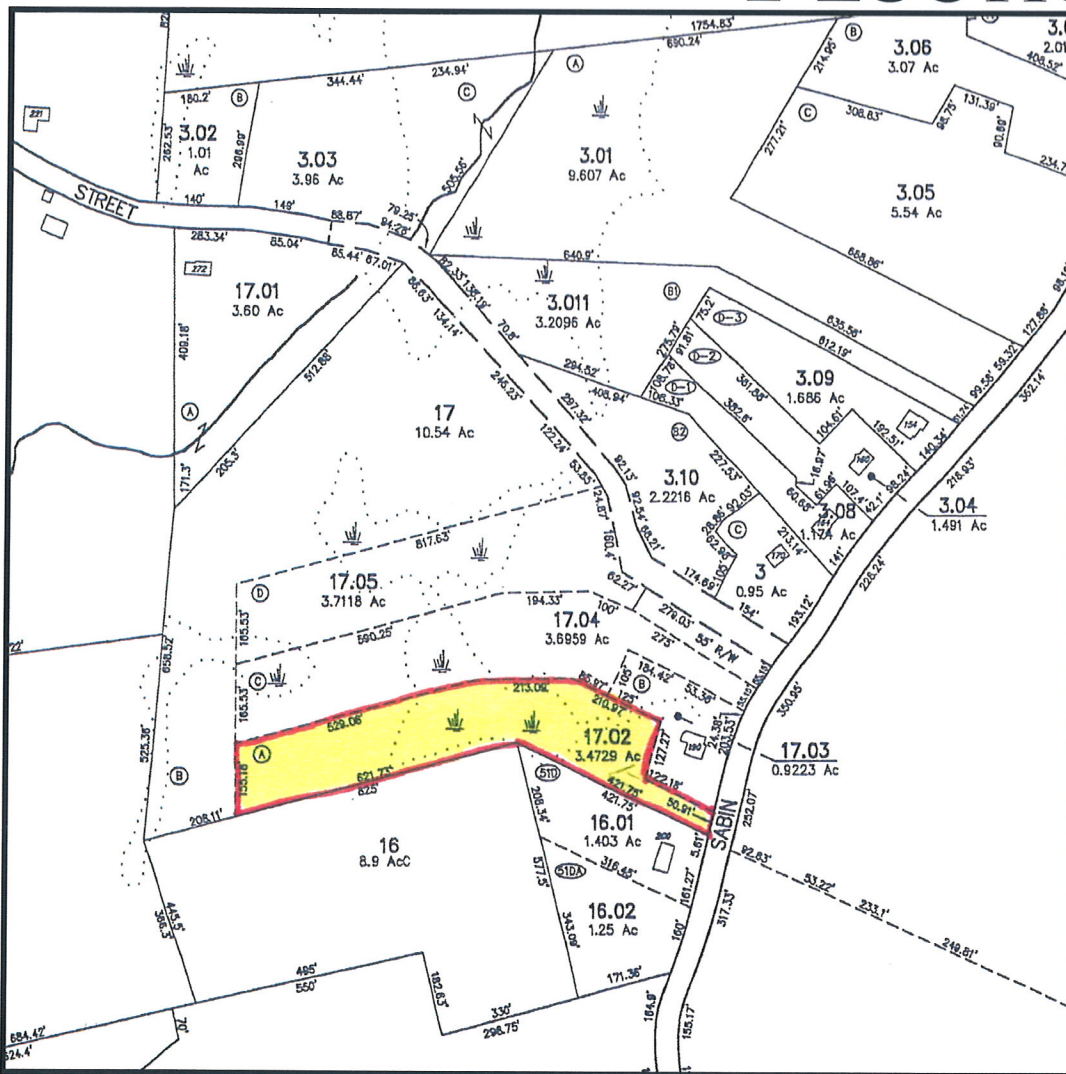


A PUBLIC AUCTION



SABIN STREET

- BUILDABLE RESIDENTIAL LOT
- MAP: 248 ➤ PARCEL: 17.02
- LAND AREA: ±151,280 S/F / ±3.473 ACRES
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: \$63,300.00
- ±50 FT. OF FRONTAGE ON SABIN STREET

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

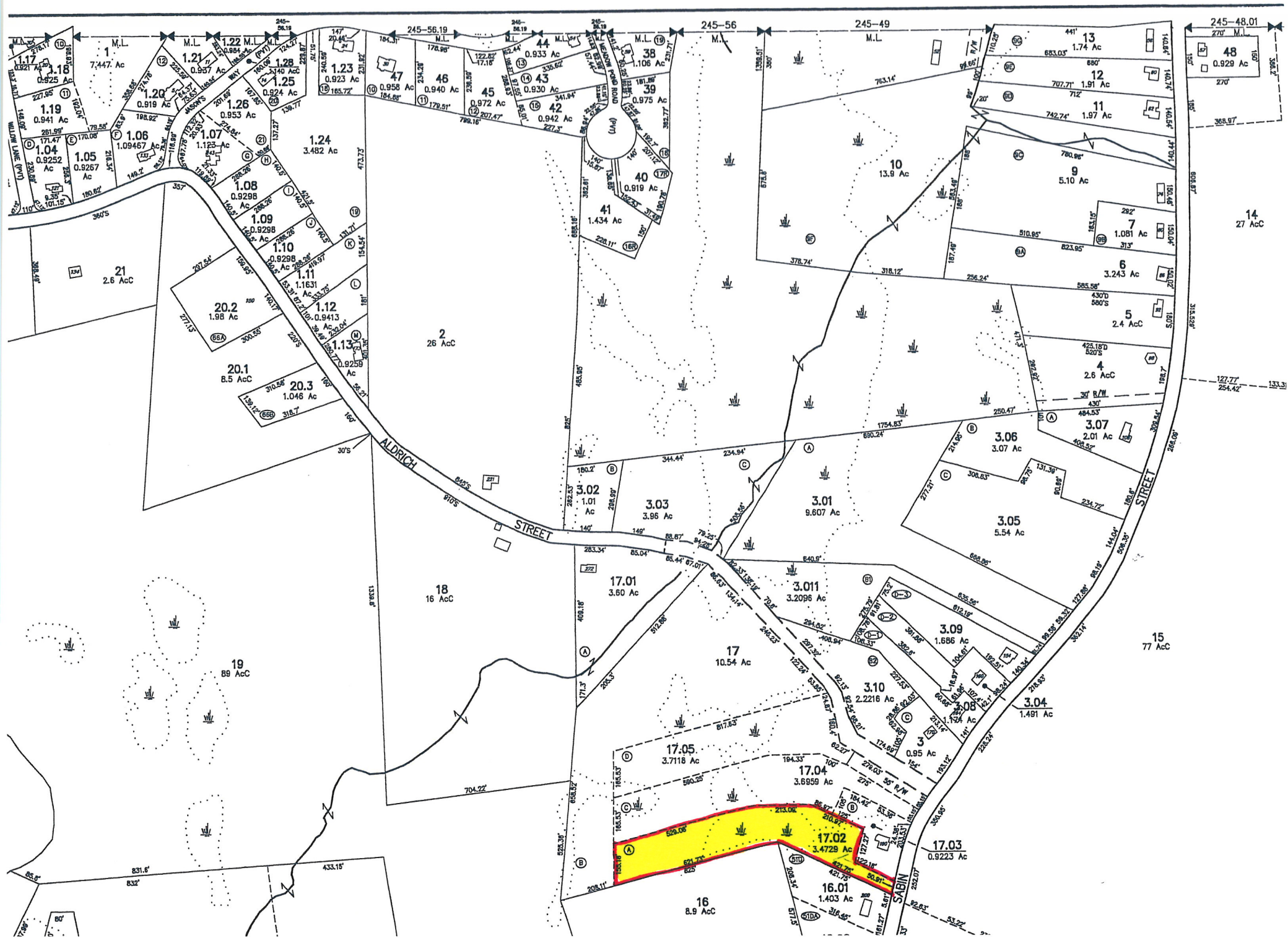
Corporate Office
 83 State Street
 Springfield, MA 01103
 413-733-5238 Fax 731-5946
 MA Auc. Lic. #161

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



Town of Belchertown



PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
936			3.473	63,300	63,300

Legal Description

Entered Lot Size	Total Land:	Land Unit Type:

User Acct

26
GIS Ref
GIS Ref
Insp Date

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	936	FV		0	3.473	63,300	63,300	63,300		12/17/2012
2012	130	FV		0	3.473	70,900	70,900	70,900	year end	12/6/2011
2011	130	FV		0	3.473	72,600	72,600	72,600	Year End	12/21/2010
2010	130	FV		0	3.473	85,800	85,800	85,800		12/15/2009
2009	130	FV		0	3.473	96,900	96,900	96,900	YEAR END	12/24/2008
2008	130	FV		0	3.473	91,400	91,400	91,400		12/27/2007
2007	130	FV		0	3.473	84,800	84,800	84,800		11/30/2006

PREVIOUS OWNER

Owner 1: COLD SPRING COMMONS LLC -
Owner 2: C/O MARK KISLYUK -
Street 1: 33 KELLOGG AVE APT 21
Twn/City: AMHERST
St/Prov: MA Cntry: Own Occ:
Postal: 01002-2134 Type:

NARRATIVE DESCRIPTION

This Parcel contains 3.473 ACRES of land mainly classified as VAC/TAX TITL

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
COLD SPRING COM	10648-104		9/2/2011	INVOLVED GOV		0	Yes	No
WHITE BARBARA M	8177-40		3/2/2005	PORTION/ASSE	160000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes
	final judgement
	SPLIT(FY07) AFTER SALE

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	E	ESTATE LOT	100	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
936	VAC/TAX TIT		43560		SQ FT	SITE		0	1.75	0.700	9			TOPO	-30					53,361						53,400	estate lot
936	VAC/TAX TIT		2.4729		ACRES	EXCESS		0	4,000.	1.000	9									9,892						9,900	

Total AC/HA: 3.47290	Total SF/SM: 151279.52	Parcel LUC: 936	VAC/TAX TITL	Prime NB Desc: RG	Total: 63,253	Spl Credit:	Total: 63,300
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