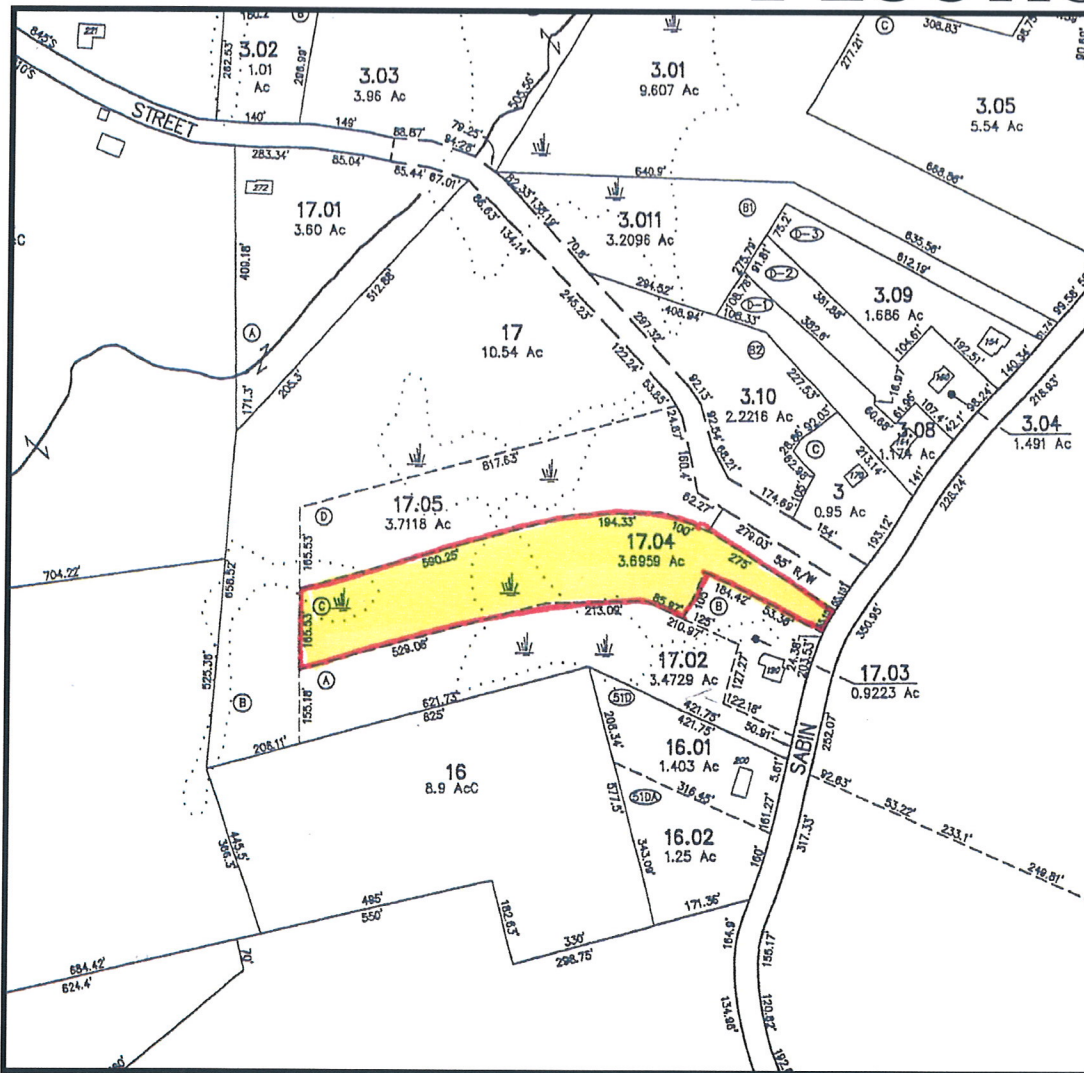


# A PUBLIC AUCTION



## SABIN STREET

- BUILDABLE RESIDENTIAL LOT
- MAP: 248    ➤ PARCEL: 17.04
- LAND AREA: ±160,995 S/F / ±3.696 ACRES
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: \$64,200.00
- ±55 FT. OF FRONTAGE ON SABIN STREET

### TERMS OF SALE

\$5,000.<sup>00</sup> 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

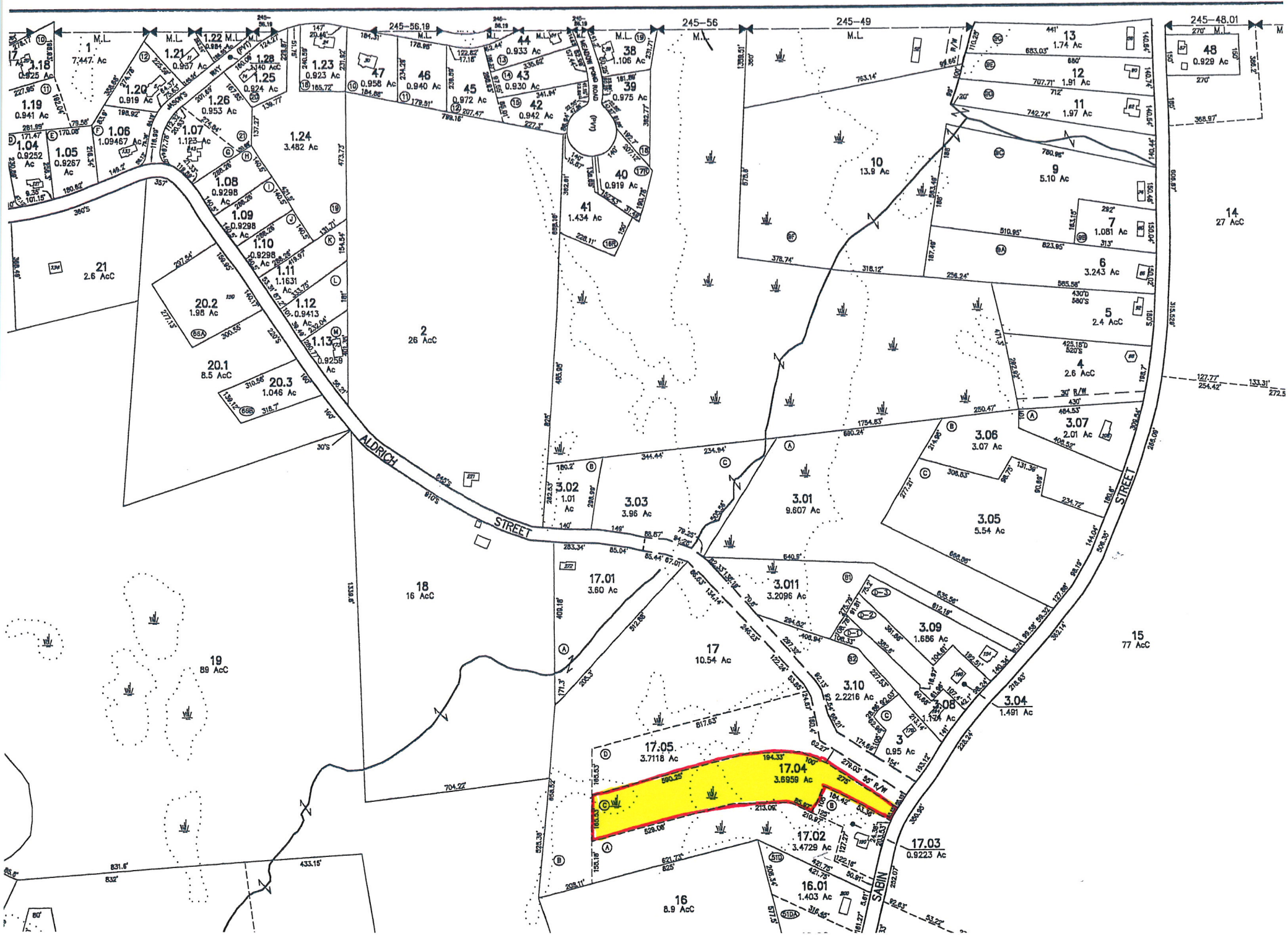
Corporate Office  
 83 State Street  
 Springfield, MA 01103  
 413-733-5238 Fax 731-5946  
 MA Auc. Lic. #161

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

# ASSESSORS MAP



248 17.04  
 Map Parcel Lot

1 of 1  
 CARD

TOTAL ASSESSED: 64,200  
 16517!

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	Legal Description	User Acct
936			3.696	64,200	64,200		26
<b>Total Card</b>						Entered Lot Size	GIS Ref
<b>Total Parcel</b>						Total Land:	GIS Ref
Source: Market Adj Cost						Land Unit Type:	Insp Date
			Total Value per SQ unit /Card: N/A	/Parcel: N/A			

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	3.696	64,200	64,200	64,200		12/17/2012
2012	130	FV		0	3.696	71,800	71,800	71,800	year end	12/6/2011
2011	130	FV		0	3.696	73,500	73,500	73,500	Year End	12/21/2010
2010	130	FV		0	3.696	87,400	87,400	87,400		12/15/2009
2009	130	FV		0	3.696	97,800	97,800	97,800	YEAR END	12/24/2008
2008	130	FV		0	3.696	92,000	92,000	92,000		12/27/2007
2007	130	FV		0	3.696	85,300	85,300	85,300		11/30/2006

PRINT  
 Date Time  
 04/23/13 16:36:00

LAST REV  
 Date Time  
 10/04/12 10:02:46

USER DEFINED

Prior Id # 1: 14 / 50 /
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:

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:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COLD SPRING COM	10648-104		9/2/2011	INVOLVED GOV		0	Yes	No		final judgement
WHITE BARBARA M	8177-40		3/2/2005	PORTION/ASSE	160000	No	No			SPLIT(FY07) AFTER SALE

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION

This Parcel contains 3.696 ACRES of land mainly classified as VAC/TAX TITL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Descr	%	Item	Code	Descr
Z				U		
o				t		
n				i		
Census:				Exmpt		
Flood Haz:						
D	E	ESTATE LOT	100	Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	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		2.6959		ACRES	EXCESS		0	4,000.	1.000	9									10,784						10,800	

Total AC/HA: 3.69590 Total SF/SM: 160993.41 Parcel LUC: 936 VAC/TAX TITL Prime NB Desc: RG Total: 64,145 Spl Credit: Total: 64,200

