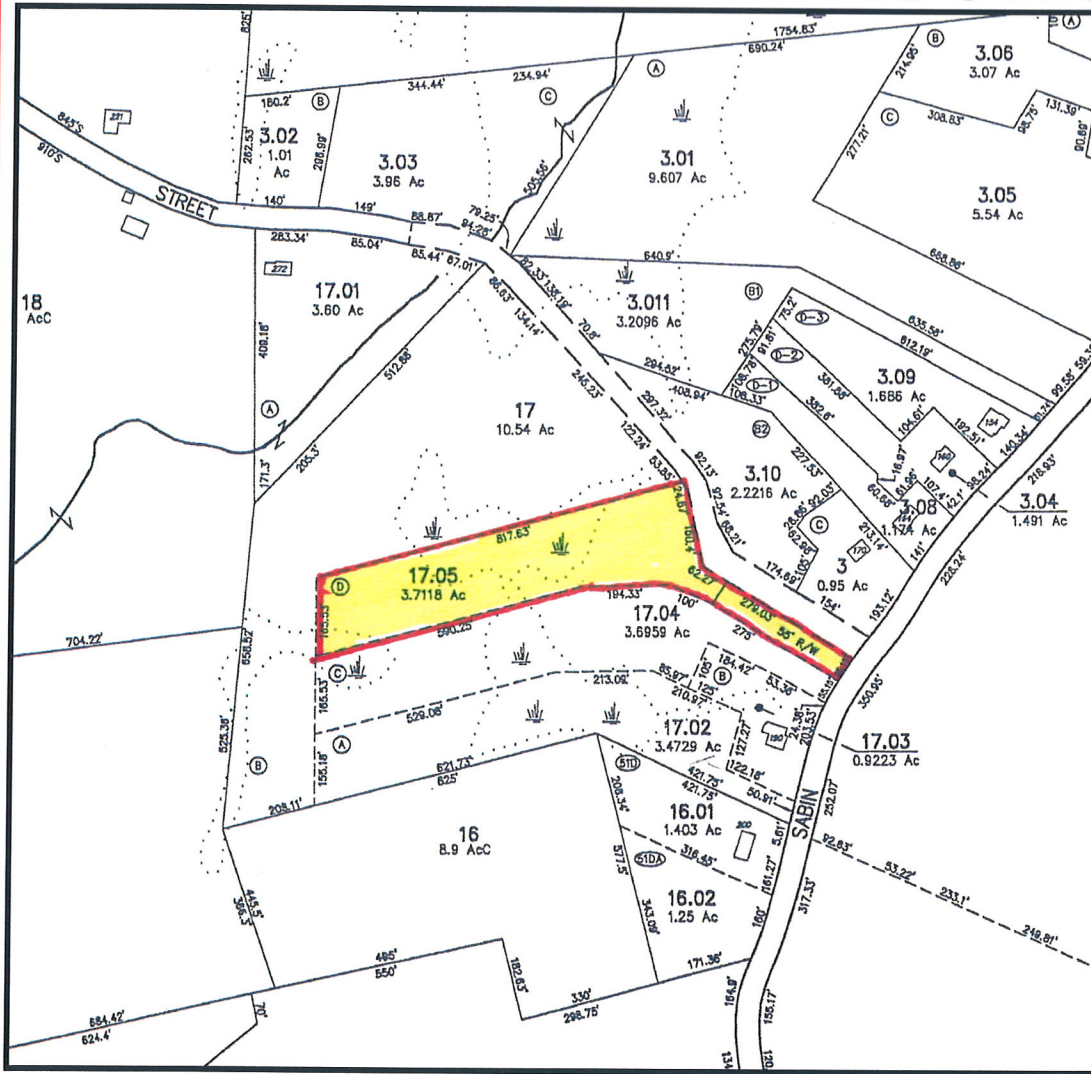


A PUBLIC AUCTION



SABIN STREET

- BUILDABLE RESIDENTIAL LOT
- MAP: 248 ➤ PARCEL: 17.05
- LAND AREA: **±161,685 S/F / ±3.7118 ACRES**
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: **\$64,200.00**
- ±55 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

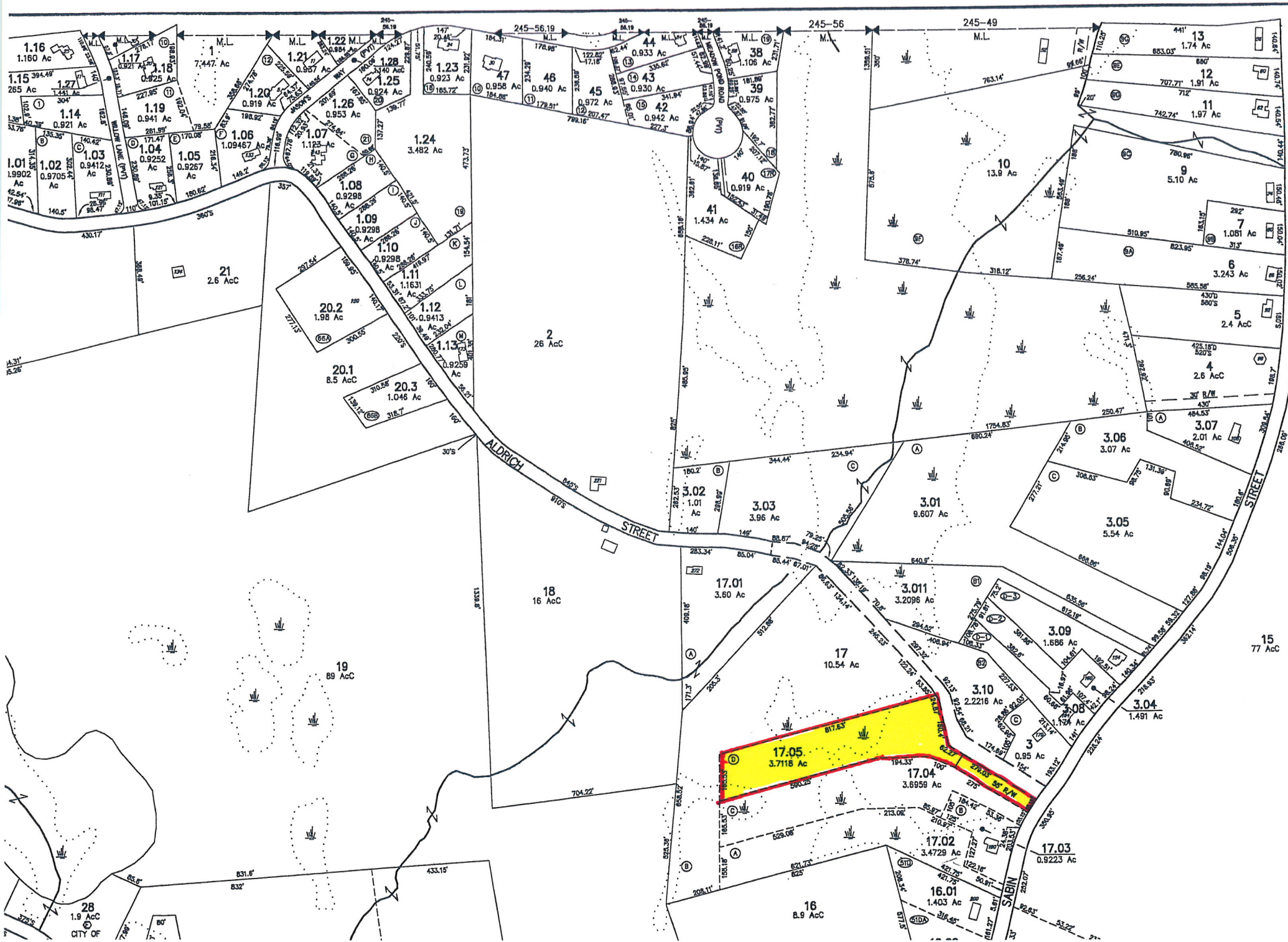
AUCTIONEERS · APPRAISERS

Corporate Office
 83 State Street
 Springfield, MA 01103
 413-733-5238 Fax 731-5946
 MA Auc. Lic. #161
 • www.posnik.com • Toll Free 1-877-POSNIK-1 (767-6451) •

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
 • E-mail: info@posnik.com •

ASSESSORS MAP



248 17.05
 Map Parcel Lot

1 of 1
 CARD

TOTAL ASSESSED: 64,200
 16518!

Town of Belchertown



Patriot
 Properties Inc.

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			3.712	64,200	64,200		26
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	Land Unit Type:	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	3.712	64,200	64,200	64,200		12/17/2012
2012	130	FV		0	3.712	71,800	71,800	71,800	year end	12/6/2011
2011	130	FV		0	3.712	73,500	73,500	73,500	Year End	12/21/2010
2010	130	FV		0	3.712	87,500	87,500	87,500		12/15/2009
2009	130	FV		0	3.712	97,900	97,900	97,900	YEAR END	12/24/2008
2008	130	FV		0	3.712	92,000	92,000	92,000		12/27/2007
2007	130	FV		0	3.712	85,300	85,300	85,300		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:
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/WASSE	160000	No	No			SPLIT(FY07) AFTER SALE

NARRATIVE DESCRIPTION

This Parcel contains 3.712 ACRES of land mainly classified as VAC/TAX TITL

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 Infru	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		2.7118		ACRES	EXCESS		0	4,000.	1.000	9									10,847						10,800	

Total AC/HA: 3.71180	Total SF/SM: 161686.02	Parcel LUC: 936	VAC/TAX TITL	Prime NB Desc: RG	Total: 64,208	Spl Credit:	Total: 64,200
----------------------	------------------------	-----------------	--------------	-------------------	---------------	-------------	---------------

