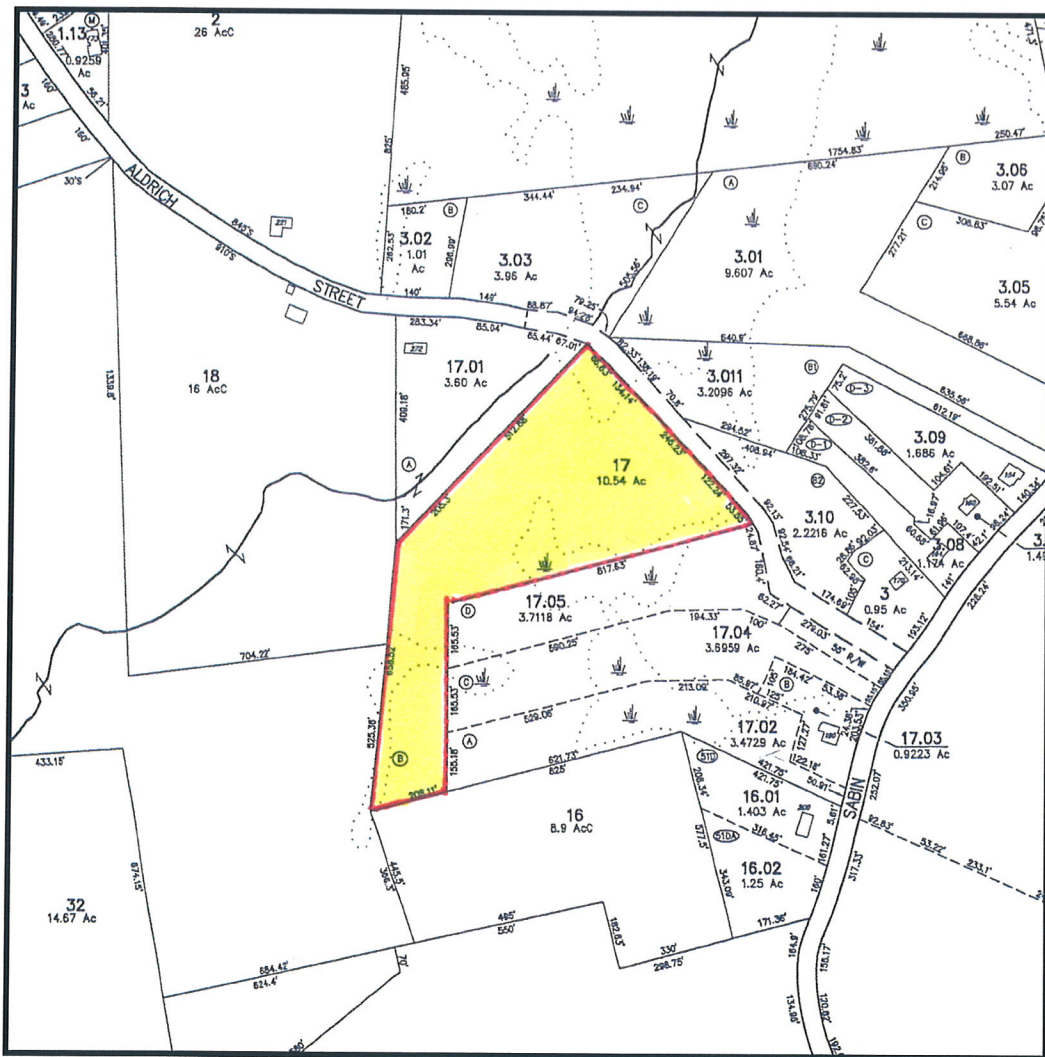


A PUBLIC AUCTION



SABIN STREET

- BUILDABLE RESIDENTIAL LOT
- MAP: 248 ➤ PARCEL: 17
- LAND AREA: ±459,120 S/F / ±10.54 ACRES
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: \$36,200.00

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

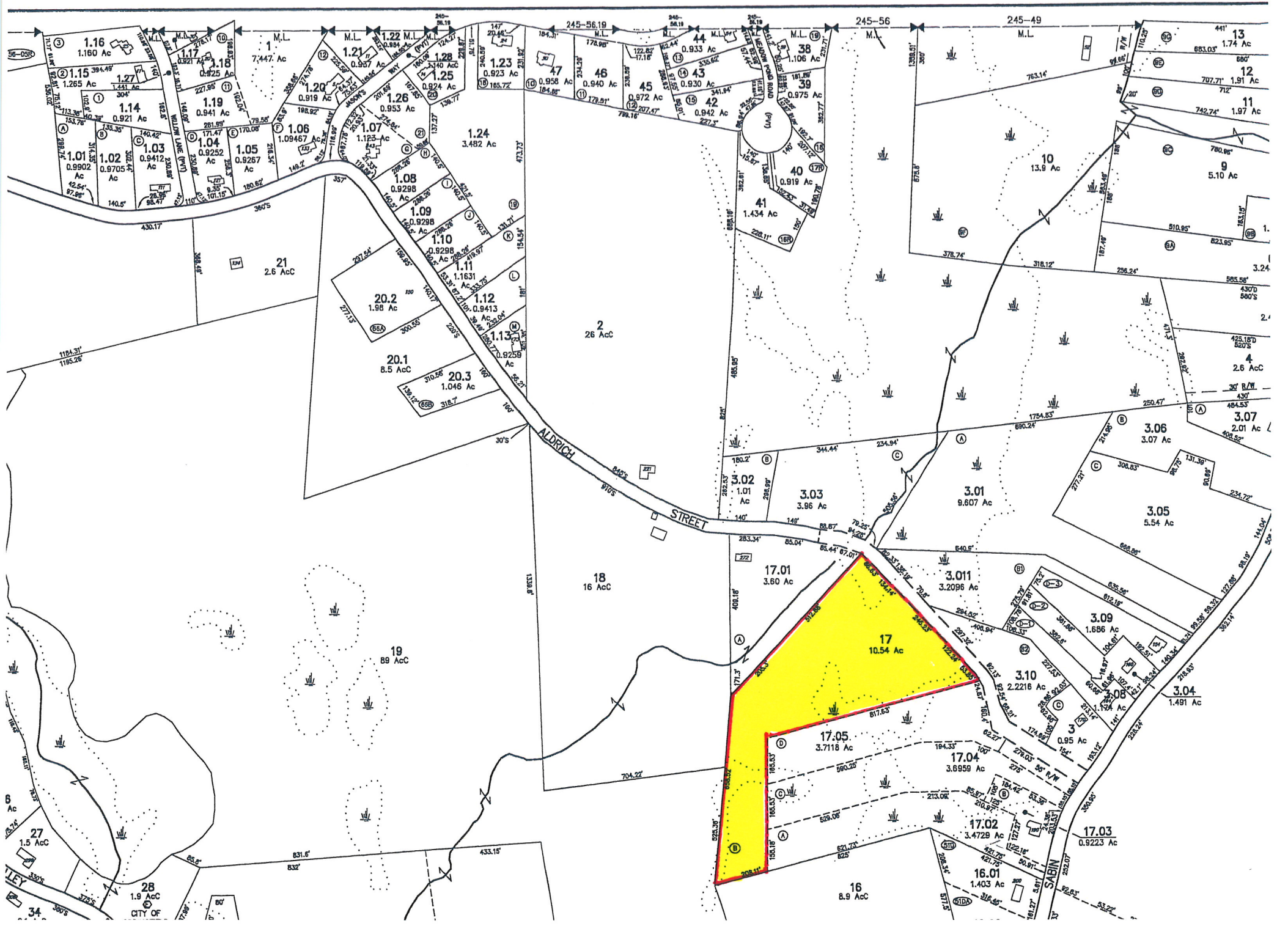
Corporate Office
83 State Street
Springfield, MA 01103
413-733-5238 Fax 731-5946
MA Auc. Lic. #161

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



Town of Belchertown



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		SABIN 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
Postal:	01007
Own Occ:	Type:

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

NARRATIVE DESCRIPTION

This Parcel contains 10.54 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				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
936	VAC/TAX TIT		43560		SQ FT	UD	0.1	0	1.75	0.050	9									3,812					3,800	land locked
936	VAC/TAX TIT		9.54		ACRES	EXCESS		0	4,000.	0.850	9									32,436					32,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
936			10.540	36,200	36,200		26
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	936	FV		0	10.54	36,200	36,200	36,200		12/17/2012
2012	132	FV		0	10.54	36,200	36,200	36,200	year end	12/6/2011
2011	132	FV		0	10.54	37,700	37,700	37,700	Year End	12/21/2010
2010	132	FV		0	10.54	54,900	54,900	54,900		12/15/2009
2009	132	FV		0	10.54	64,700	64,700	64,700	YEAR END	12/24/2008
2008	132	FV		0	10.54	60,000	60,000	60,000		12/27/2007
2007	132	FV		0	10.54	53,000	53,000	53,000		11/30/2006
2006	130	FV		0	22.34	131,000	131,000	131,000		12/22/2005

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
WHITE RONALD L	5737-152		7/14/1999	ESTATE/DIVOR		1	No	No		
	01497/04300		11/14/1966			0	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: _____

Total AC/HA:	10.54000	Total SF/SM:	459122.41	Parcel LUC:	936	VAC/TAX TITL	Prime NB Desc:	RG	Total:	36,248	Spl Credit	Total:	36,200
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PRINT
Date Time
04/23/13 16:35:09

LAST REV
Date Time
10/04/12 10:02:25

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:	

