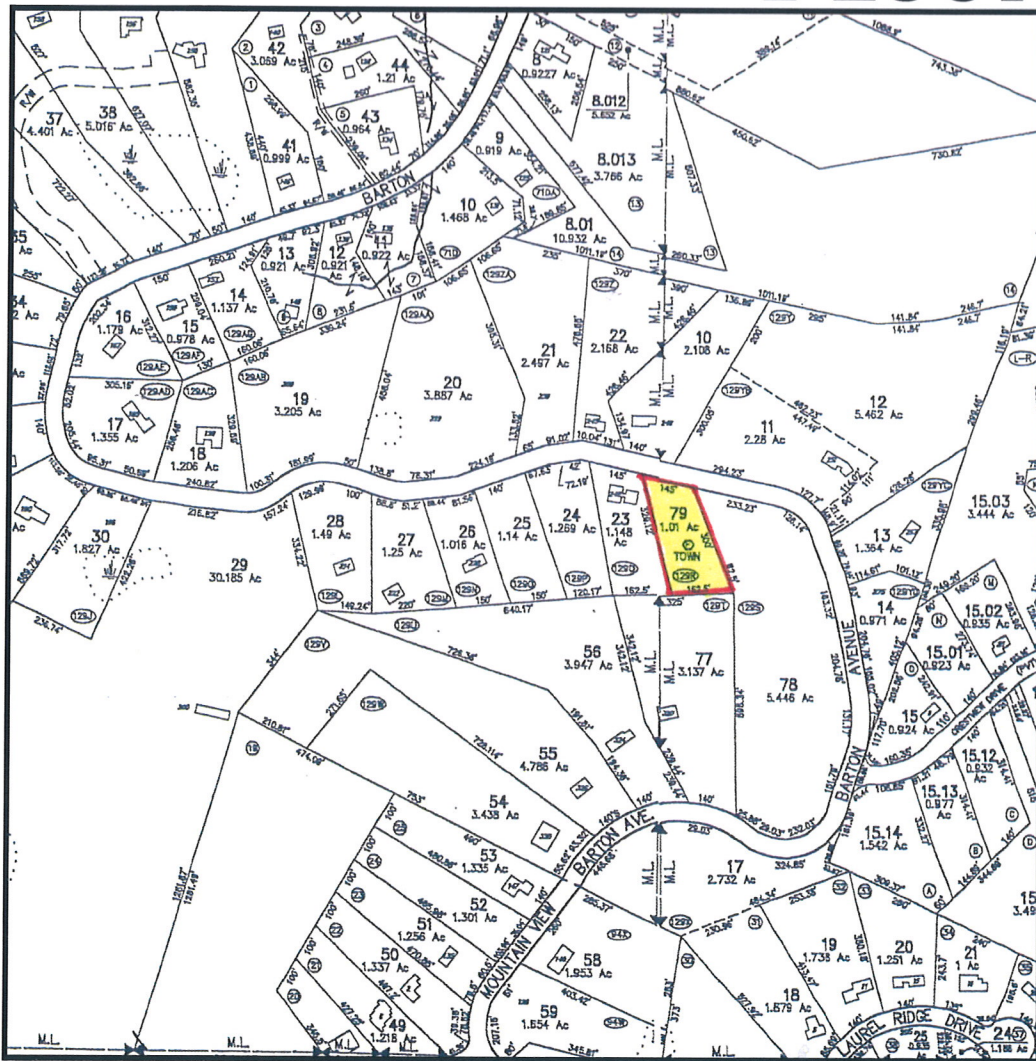


# A PUBLIC AUCTION



## BARTON AVENUE

- BUILDABLE RESIDENTIAL LOT
- MAP: 254 ➤ PARCEL: 79
- LAND AREA: **±43,995 S/F / ±1.01 ACRES**
- ZONED: Ag-B (RURAL RESIDENTIAL)
- ASSESSED VALUE: **\$53,500.00**
- ±145 FT. OF FRONTAGE ON BARTON AVENUE

### 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

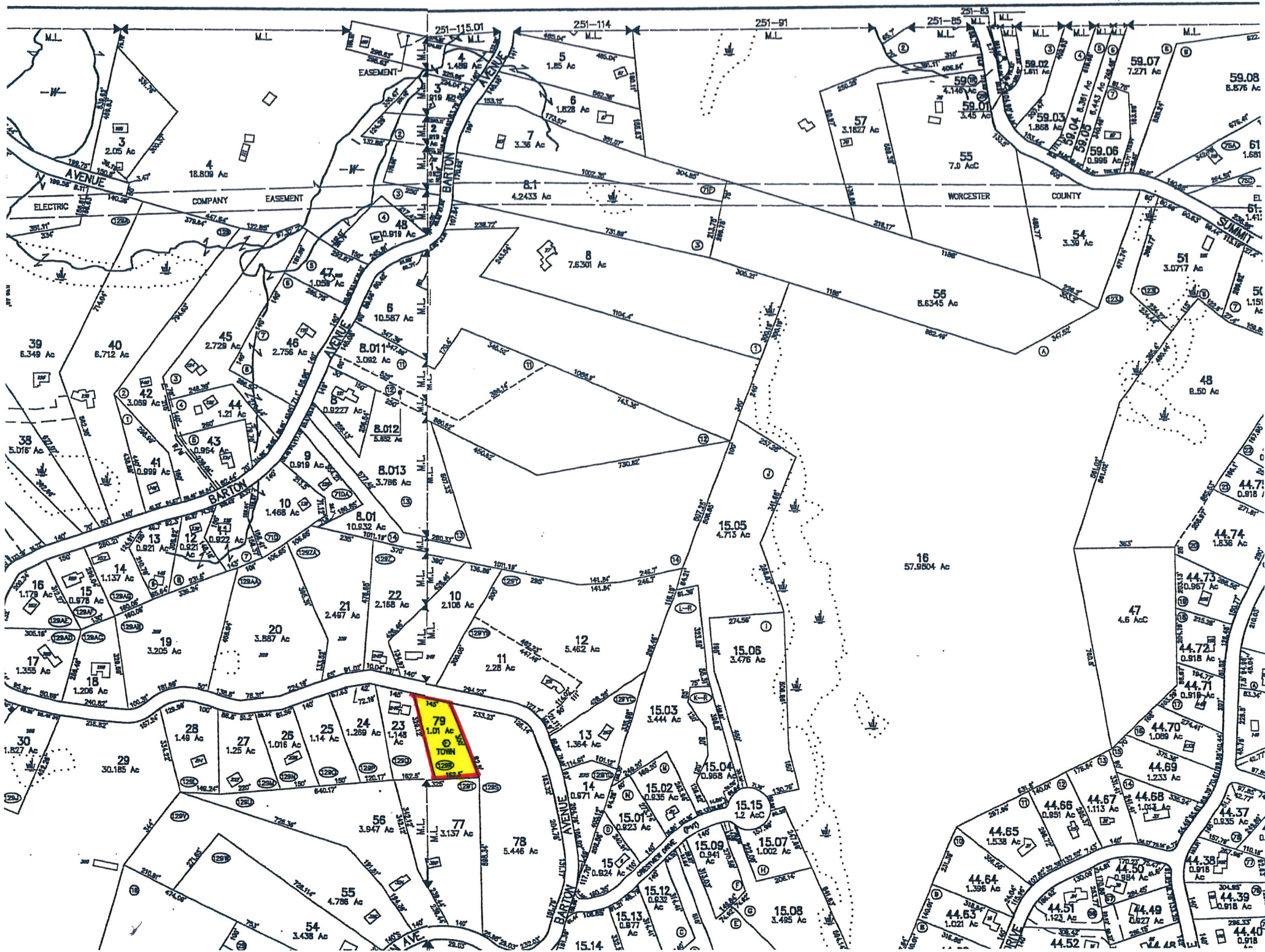
Corporate Office  
 83 State Street  
 Springfield, MA 01103  
 413-733-5238 Fax 731-5946  
 MA Auc. Lic. #161

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  
 E-mail: [info@posnik.com](mailto:info@posnik.com)

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

# ASSESSORS MAP



Town of Belchertown



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		BARTON AV, BELCHERTOWN

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			1.010	53,500	53,500		0
						Entered Lot Size	GIS Ref
						Total Land:	GIS Ref
						Land Unit Type:	Insp Date
Total Card			1.010	53,500	53,500		
Total Parcel			1.010	53,500	53,500		
Source: Market Adj Cost		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	930	FV		0	1.01	53,500	53,500	53,500		12/17/2012
2012	930	FV		0	1.01	53,500	53,500	53,500	year end	12/6/2011
2011	930	FV		0	1.01	55,000	55,000	55,000	Year End	12/21/2010
2010	930	FV		0	1.01	59,600	59,600	59,600		12/15/2009
2009	930	FV		0	1.01	78,500	78,500	78,500	YEAR END	12/24/2008
2008	903	FV		0	1.01	80,100	80,100	80,100		12/27/2007
2007	903	FV		0	1.01	75,400	75,400	75,400		11/30/2006
2006	130	FV		0	1.01	70,700	70,700	70,700		12/22/2005

PREVIOUS OWNER

Owner 1:	LEMAITRE CHARLES +-
Owner 2:	MORGAN JOSEPH -
Street 1:	PO BOX 453, 8 COLLINS BROOK RD
Twn/City:	WINDHAM
St/Prov:	NH Cntry
Postal:	03087

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEMAITRE CHARLE	8474-33		10/12/2005	INVOLVED GOV		1 Yes	No			
POLETTI KENNETH	3105-346		12/15/1987	ZONE CHANGE	365000	Yes	No			
	02695/01970		3/28/1986	CONVENIENCE		1 Yes	No			

NARRATIVE DESCRIPTION

This Parcel contains 1.01 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				i		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street		
s				Traffic		
t						

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
930	VACNT/TOW		43560		SQ FT	SITE		0	1.75	0.700	9			TOPO	-30					53,361						53,400	
930	VACNT/TOW		0.01		ACRES	EXCESS		0	4,000.	1.000	9									40						100	

Total AC/HA:	1.01000	Total SF/SM:	43995.60	Parcel LUC:	930	VACNT/TOWN	Prime NB Desc:	RG	Total:	53,401	Spl Credit:		Total:	53,500
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