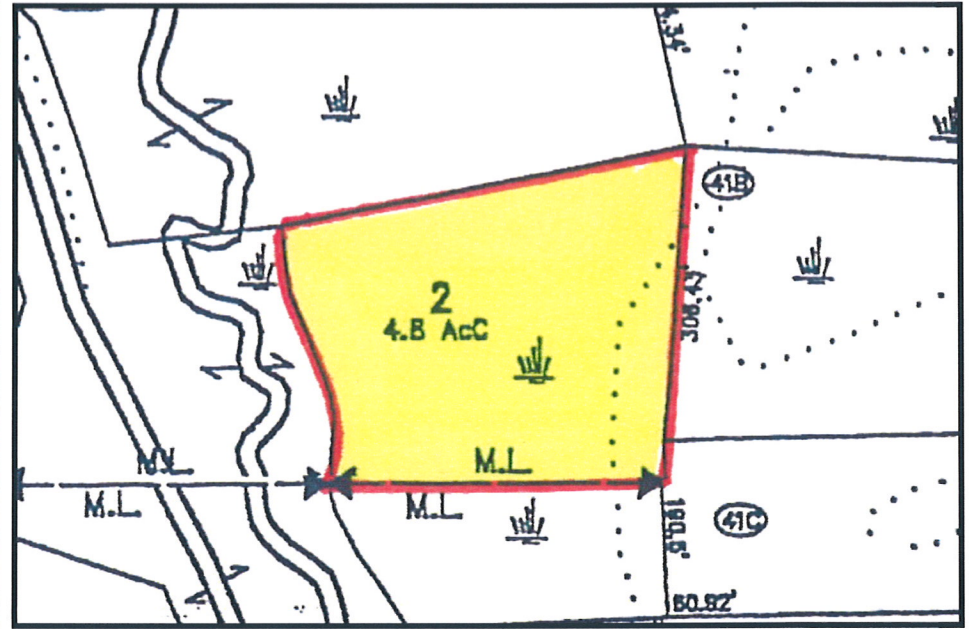
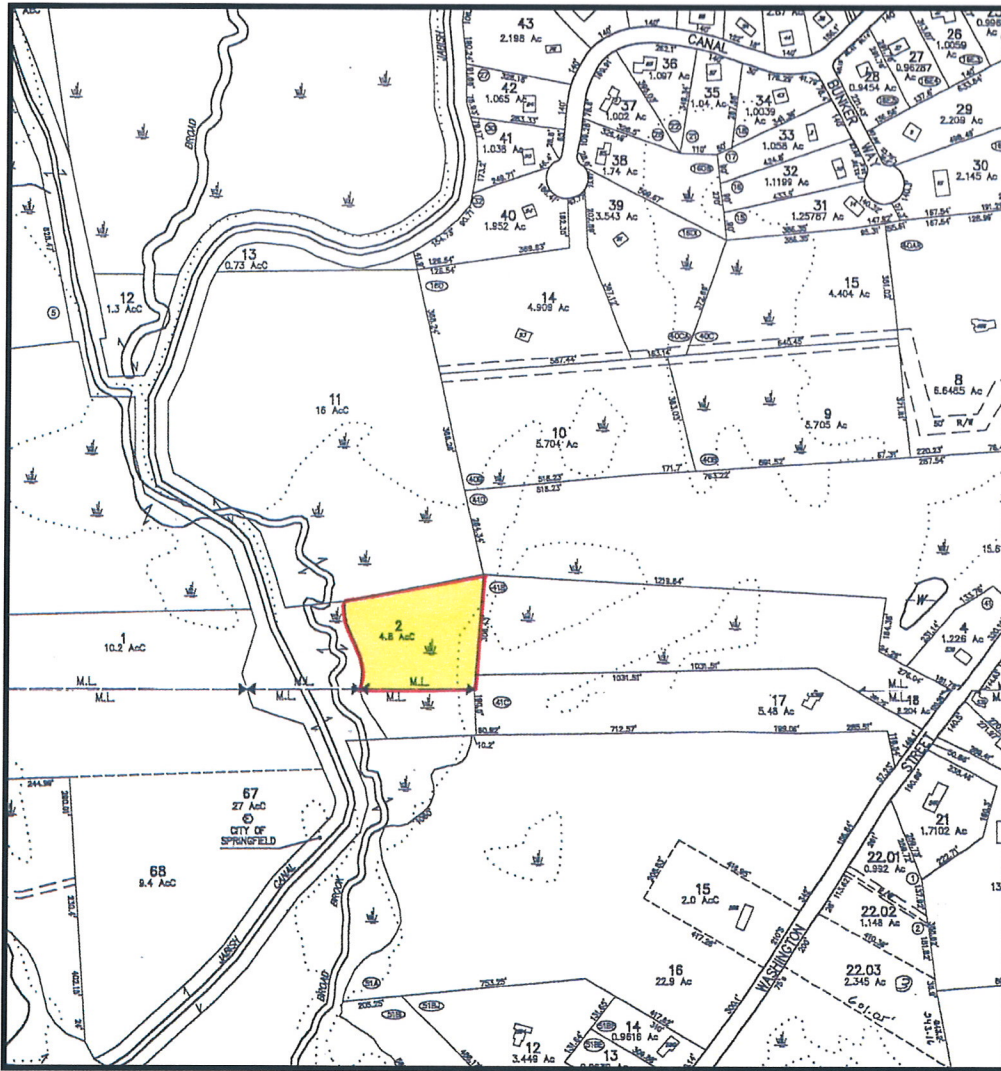


A PUBLIC AUCTION



NORTH WASHINGTON STREET

- RESIDENTIAL LOT
- MAP: 261 ➤ PARCEL: 2
- LAND AREA: ±209,090 S/F / ±4.8 ACRES
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: \$12,900.00

TERMS OF SALE

\$1,000.⁰⁰ 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

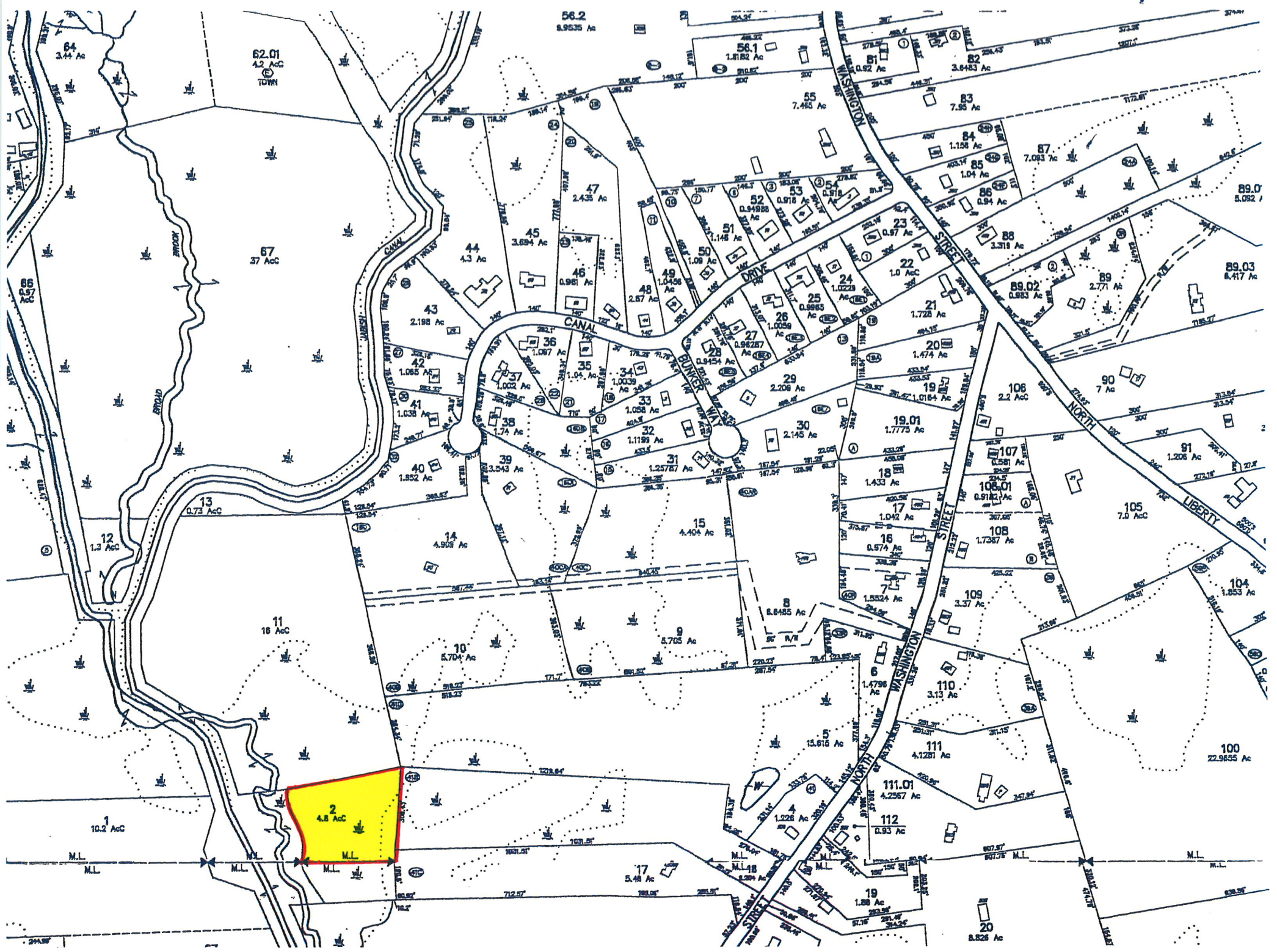
Aaron Posnik & Co., Inc.
 Established 1932

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

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

Branch Office
 P.O. Box 247
 Malvern (Philadelphia), PA 19355
 610-853-6655 Fax 853-6633
 PA Auc. Lic. #AY000241L

ASSESSORS MAP



261 2
Map Parcel Lot

1 of 1
CARD

TOTAL ASSESSED: 12,900
14469!

Town of Belchertown



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		NORTH WASHINGTON ST (REAR, BE

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:	OWNER UNKNOWN -
Owner 2:	-
Street 1:	NORTH WASHINGTON ST
Twn/City:	BELCHERTOWN
St/Prov:	MA Cntry
Postal:	01007

NARRATIVE DESCRIPTION

This Parcel contains 4.8 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				l		
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 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	UD	0.1	0	1.75	0.050	9									3,812						3,800	land locked
930	VACNT/TOW		3.8		ACRES	EXCESS		0	4,000.	0.600	9					WETLND	-40			9,120						9,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			4.800	12,900	12,900		26
							GIS Ref
							GIS Ref
							Insp Date
Total Card			4.800	12,900	12,900	Entered Lot Size	
Total Parcel			4.800	12,900	12,900	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit 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	4.8	12,900	12,900	12,900		12/17/2012
2012	930	FV		0	4.8	12,900	12,900	12,900	year end	12/6/2011
2011	930	FV		0	4.8	13,000	13,000	13,000	Year End	12/21/2010
2010	930	FV		0	4.8	19,400	19,400	19,400		12/15/2009
2009	132	FV		0	4.8	24,200	24,200	24,200	YEAR END	12/24/2008
2008	132	FV		0	4.8	23,100	23,100	23,100		12/27/2007
2007	132	FV		0	4.8	20,500	20,500	20,500		11/30/2006
2006	132	FV		0	4.8	17,800	17,800	17,800		12/22/2005

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OWNER UNKNOWN,	9681-350		1/15/2009	INVOLVED GOV		0	No	No		final judgement
	N/A		1/1/1900			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:	4.80000	Total SF/SM:	209088.02	Parcel LUC:	930	VACNT/TOWN	Prime NB Desc:	RG	Total:	12,932	Spl Credit:		Total:	12,900
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