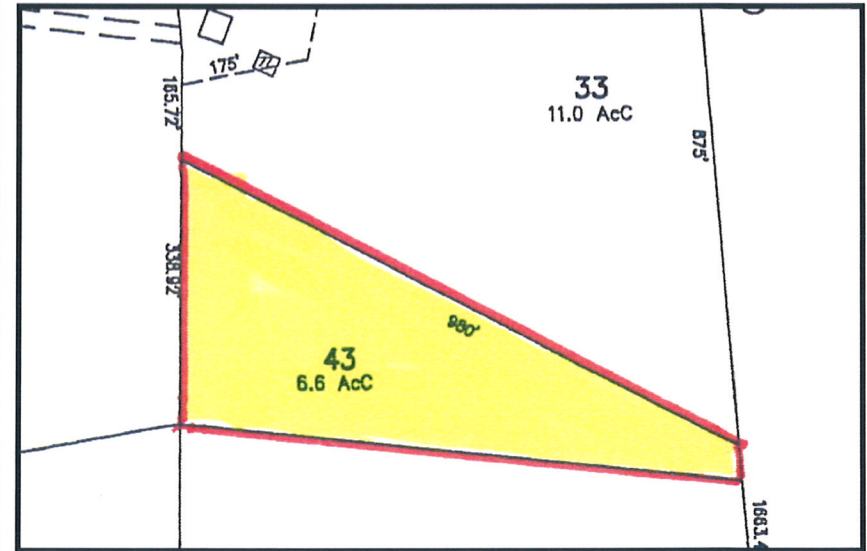
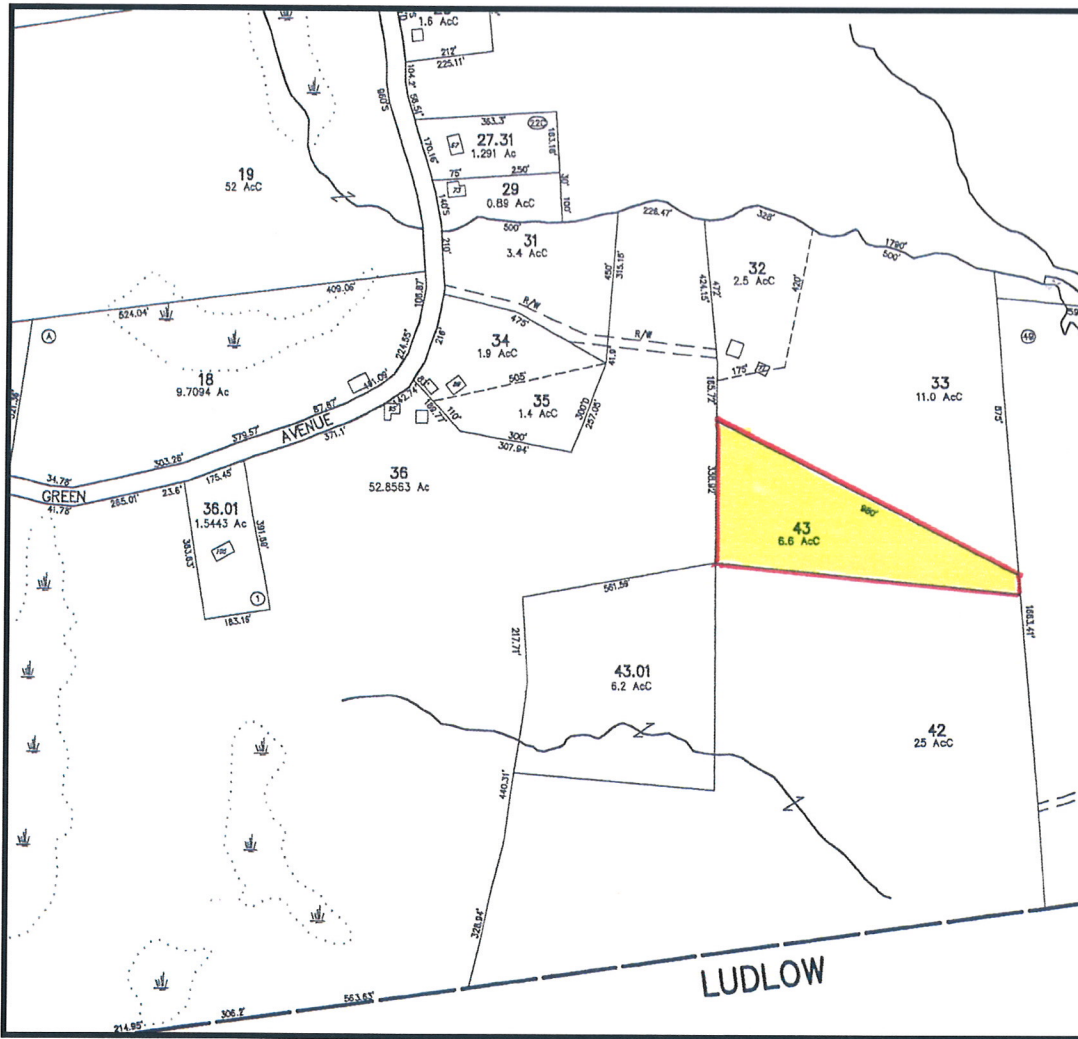


A PUBLIC AUCTION



GREEN AVENUE

- RESIDENTIAL LOT
- MAP: 266 ➤ PARCEL: 43
- LAND AREA: ±287,495 S/F / ±6.6 ACRES
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: \$23,500.00

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

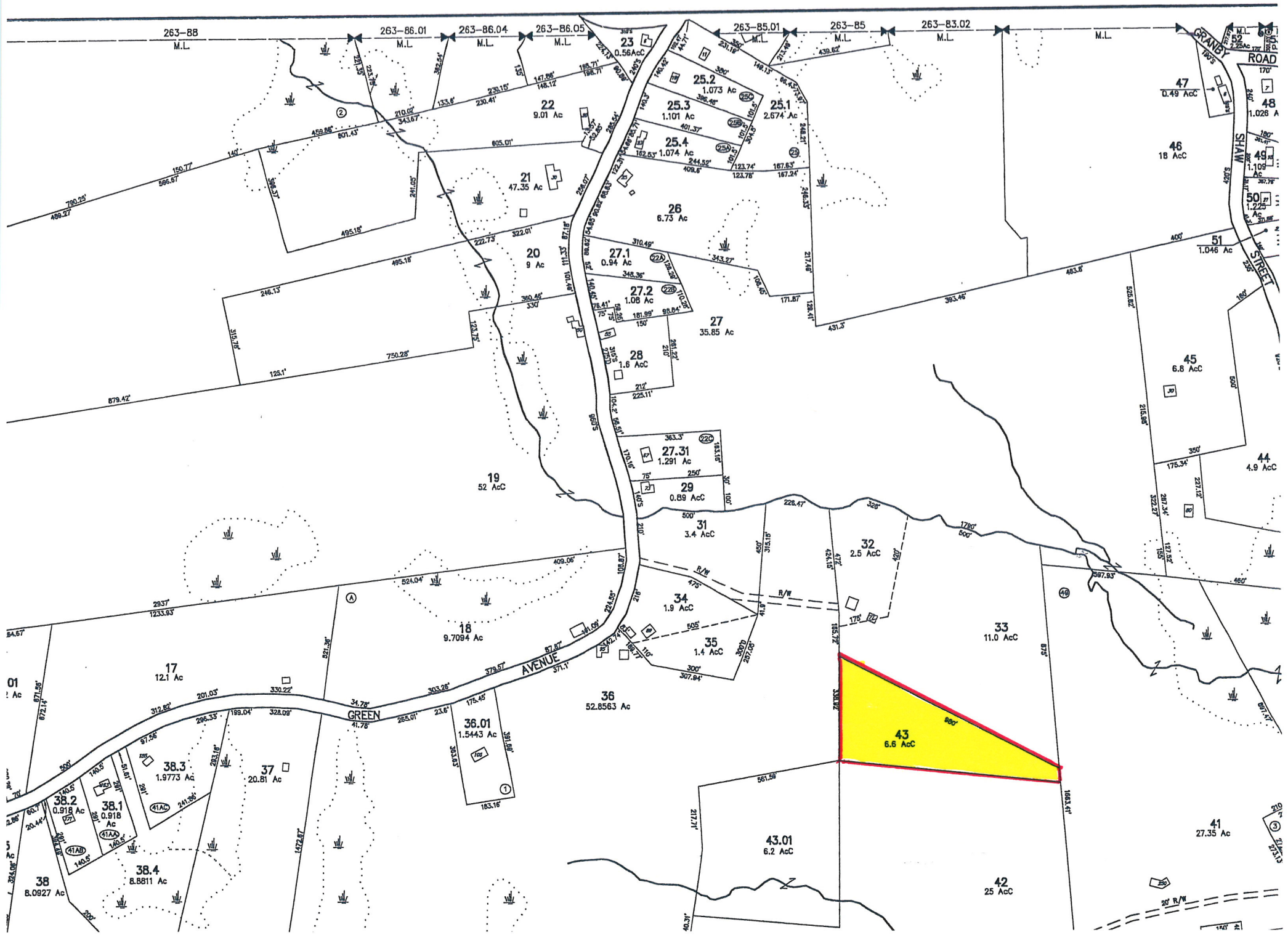
Corporate Office
 83 State Street
 Springfield, MA 01103
 413-733-5238 Fax 731-5946
 MA Auc. Lic. #161

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



PROPERTY LOCATION
No: 266 Alt No: 43 Direction/Street/City: GREEN AV (REAR), 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: Own Occ: Type:
Postal: 01007

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			6.600	23,500	23,500		26 GIS Ref
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		Land Unit Type:	

PREVIOUS OWNER
Owner 1: OWNER UNKNOWN -
Owner 2: -
Street 1: REAR GREEN AV
Twn/City: BELCHERTOWN
St/Prov: MA Cntry: Type:
Postal: 01007

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	6.6	23,500	23,500	23,500		12/17/2012
2012	930	FV		0	6.6	23,500	23,500	23,500	year end	12/6/2011
2011	930	FV		0	6.6	23,600	23,600	23,600	Year End	12/21/2010
2010	930	FV		0	6.6	43,600	43,600	43,600		12/15/2009
2009	132	FV		0	6.6	38,300	38,300	38,300	YEAR END	12/24/2008
2008	132	FV		0	6.6	35,200	35,200	35,200		12/27/2007
2007	132	FV		0	6.6	30,600	30,600	30,600		11/30/2006
2006	132	FV		0	6.6	25,000	25,000	25,000		12/22/2005

NARRATIVE DESCRIPTION
This Parcel contains 6.6 ACRES of land mainly classified as VACNT/TOWN

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
OWNER UNKNOWN,	9713-170		2/23/2009	INVOLVED GOV		0	No	No		final judgement
	386-449		1/1/1900			0	No	No		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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	Infr 1	%	Infr 2	%	Infr 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		5.6		ACRES	EXCESS		0	4,000.	0.879	9									19,685						19,700	

Total AC/HA: 6.60000	Total SF/SM: 287496.00	Parcel LUC: 930	VACNT/TOWN	Prime NB Desc: RG	Total: 23,496	Spl Credit	Total: 23,500
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EXTERIOR INFORMATION

Type:
Sty Ht:
(Liv) Units: Total:
Foundation:
Frame:
Prime Wall:
Sec Wall: %
Roof Struct:
Roof Cover:
Color:
View / Desir:

BATH FEATURES

Full Bath: Rating:
A Bath: Rating:
3/4 Bath: Rating:
A 3QBth: Rating:
1/2 Bath: Rating:
A HBth: Rating:
OthrFix: Rating:

COMMENTS

DOR permission (owner unknown)=11-8-93/possibly Pete + Gloria Adzima?/area chgd fy03 per plan for 266-36/ Carto says n/f Seth Bennett (deed?119-123)//

SKETCH

Large empty area for sketching or drawing.

GENERAL INFORMATION

Grade:
Year Blt: Eff Yr Blt:
Alt LUC: Alt %:
Jurisdic: Fact:
Const Mod:
Lump Sum Adj:

OTHER FEATURES

Kits: Rating:
A Kits: Rating:
Frpl: Rating:
WSFlue: Rating:

CONDO INFORMATION

Location:
Total Units:
Floor:
% Own:
Name:

RESIDENTIAL GRID

Table with columns: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Rows include Other, Upper, Lvl 2, Lvl 1, Lower, and Totals.

REMODELING

Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

RES BREAKDOWN

Table with columns: No Unit, RMS, BRS, FL. Totals row.

INTERIOR INFORMATION

Avg Ht/FL:
Prim Int Wal:
Sec Int Wall: %
Partition:
Prim Floors:
Sec Floors: %
Bsmnt Flr:
Bsmnt Gar:

DEPRECIATION

Phys Cond: 0.0%
Functional: %
Economic: %
Special: %
Override: %
Total: 0%

CALC SUMMARY

Basic \$ / SQ:
Size Adj.: 1.00000000
Const Adj.: 8.00000000
Adj \$ / SQ:
Other Features: 0
Grade Factor:
Neighborhood Inf: 1.00000000
LUC Factor: 1.00
Adj Total: 0
Depreciation: 0
Depreciated Total: 0

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price. Includes summary rows for WtAv\$/SQ, AvRate, Ind.Val, and Final Total.

SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SUB AREA DETAIL

SPEC FEATURES/YARD ITEMS

Table with columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Appr Value, JCod, JFact, Juris. Value. Includes summary rows for Total Yard Items, Total Special Features, and Total.

IMAGE

AssessPro Patriot Properties, Inc