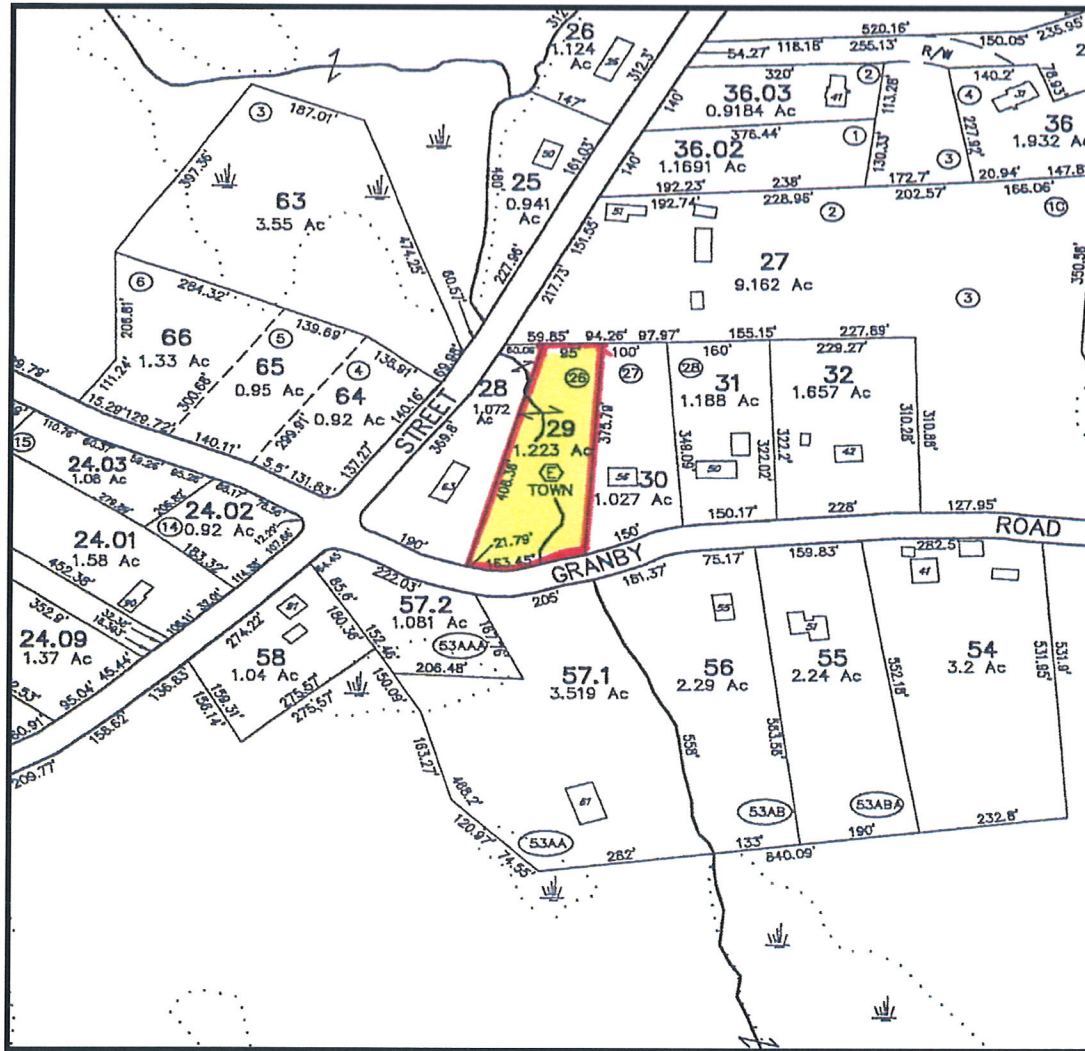


A PUBLIC AUCTION



GRANBY ROAD

- RESIDENTIAL LOT
- MAP: 267 ➤ PARCEL: 29
- LAND AREA: **±53,145 S/F / ±1.22 ACRES**
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: **\$4,700.00**
- ±185 FT. OF FRONTAGE ON GRANBY ROAD

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

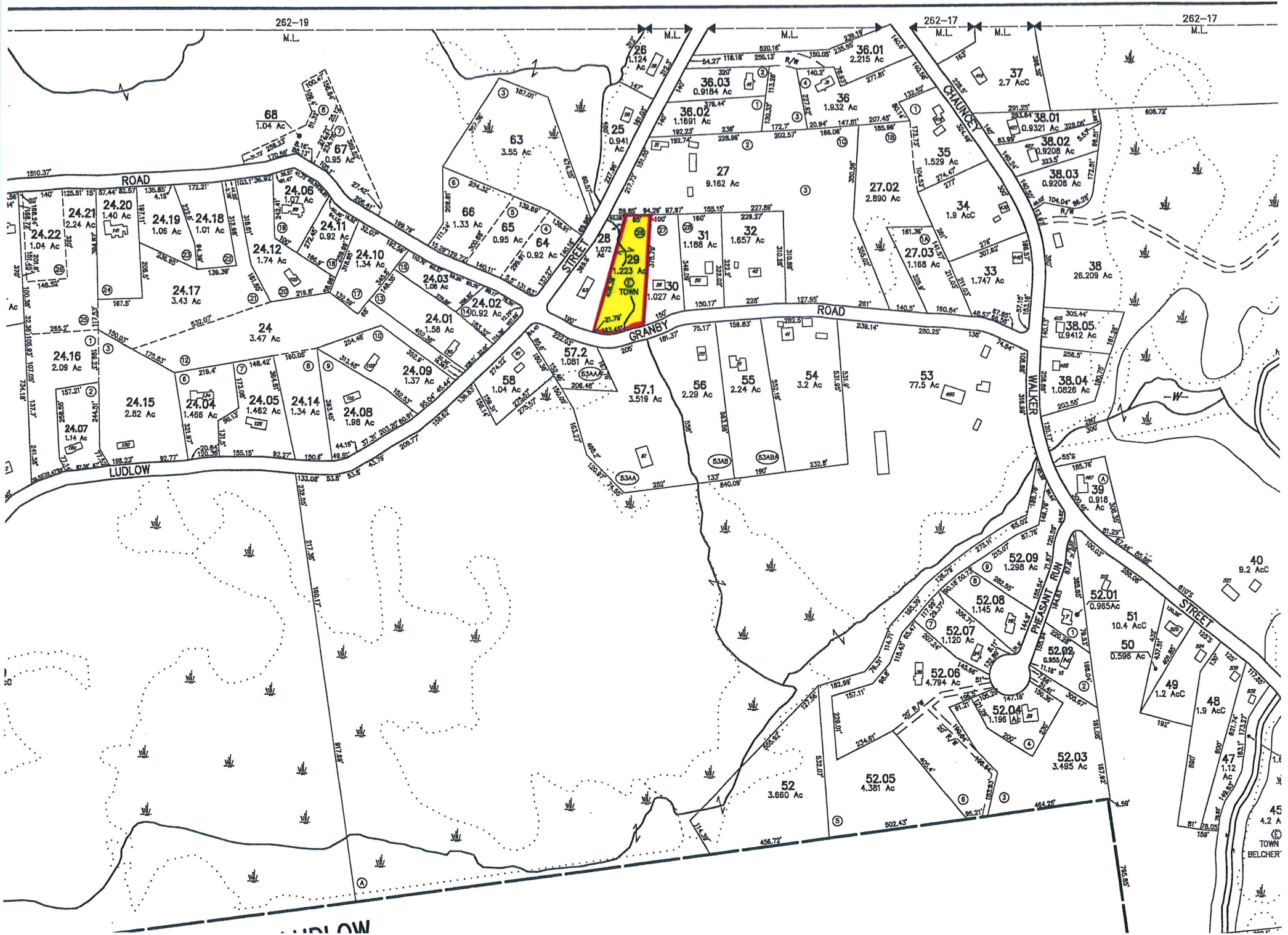
AUCTIONEERS · APPRAISERS

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) • E-mail: info@posnik.com •

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

ASSESSORS MAP



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		GRANBY RD, BELCHERTOWN

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			1.220	4,700	4,700		0
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
Postal:	01007 Own Occ: 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	1.22	4,700	4,700	4,700		12/17/2012
2012	930	FV		0	1.22	4,700	4,700	4,700	year end	12/6/2011
2011	930	FV		0	1.22	12,700	12,700	12,700	Year End	12/21/2010
2010	930	FV		0	1.22	14,500	14,500	14,500		12/15/2009
2009	930	FV		0	1.22	17,900	17,900	17,900	YEAR END	12/24/2008
2008	903	FV		0	1.22	18,100	18,100	18,100		12/27/2007
2007	903	FV		0	1.22	22,100	22,100	22,100		11/30/2006
2006	903	FV		0	1.22	44,700	44,700	44,700		12/22/2005

PREVIOUS OWNER

Owner 1:	GAUTHIER CAROL A -
Owner 2:	C/O CAROL A MONGEON -
Street 1:	1174 RANSOM RD
Twn/City:	S.E. PALM BAY
St/Prov:	FL Cntry
Postal:	32909-5342

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GAUTHIER CAROL	7940-64		8/10/2004	INVOLVED GOV		0	Yes	No		final judgement in tax lien ca
GAUTHIER PAUL R	3574-152		6/11/1990	ESTATE/DIVOR		1	Yes	No		
LAWLER HAROLD T	02642/02130		11/6/1985		4900	Yes	No	No		
BRADY JOHN J &	02264/00520		2/19/1982		7200	Yes	No	No		
BERGER VERNON &	02248/01260		10/13/1981		6500	Yes	No	No		
	02026/03470		6/1/1978			0	Yes	No		

NARRATIVE DESCRIPTION

This Parcel contains 1.22 ACRES of land mainly classified as VACNT/TOWN

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				i		
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
8/4/2006	FIELD REVIEW	130	JAY WHELIHAN

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
930	VACNT/TOW		43560		SQ FT	UD	0.1	0	1.75	0.050	9									3,812						3,800	
930	VACNT/TOW		0.22		ACRES	EXCESS		0	4,000	1,000	9									880						900	

Total AC/HA:	1.22000	Total SF/SM:	53143.20	Parcel LUC:	930	VACNT/TOWN	Prime NB Desc:	RG	Total:	4,692	Spl Credit	Total:	4,700
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	151 / 53/B
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:	
Land Reason:	
Bld Reason:	

PRINT

Date	Time
04/23/13	16:30:21

LAST REV

Date	Time
08/05/11	14:04:54
jay	

PAT ACCT. 4301

