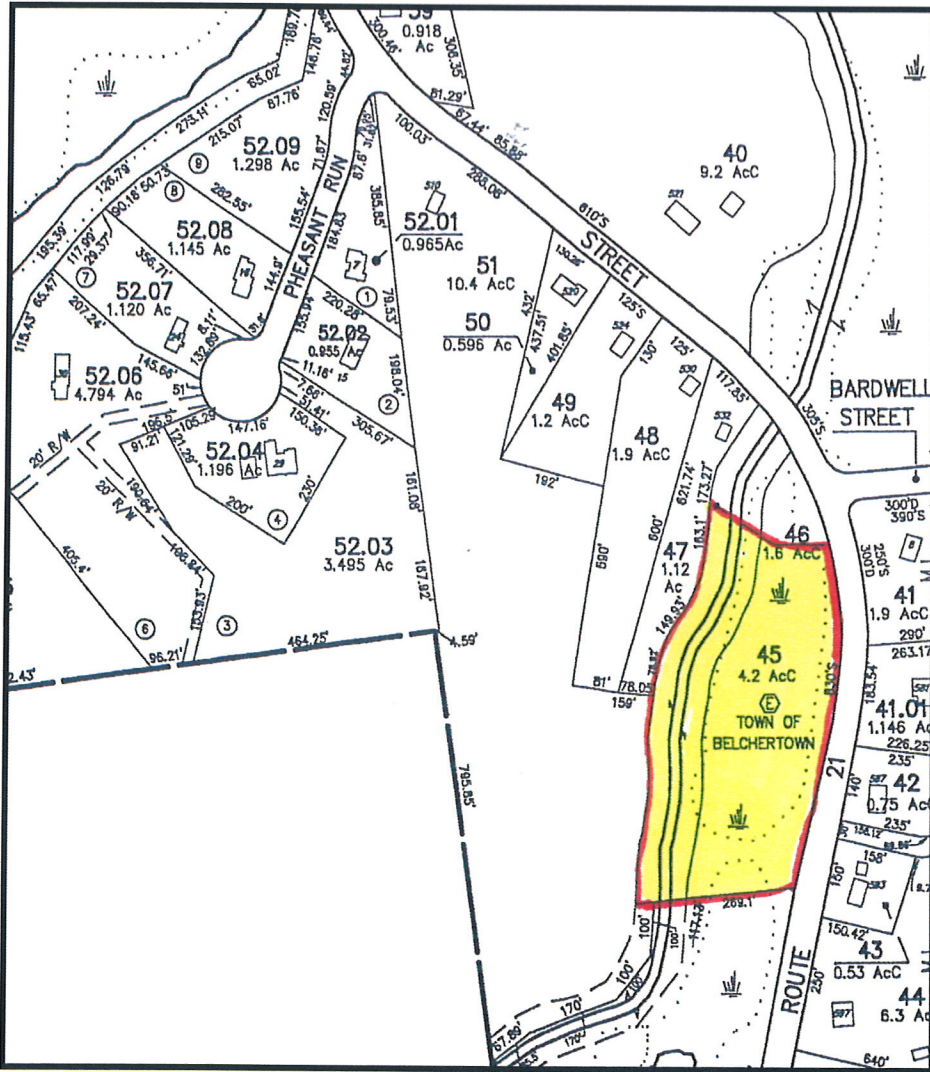


A PUBLIC AUCTION



CHAUNCEY WALKER STREET

- RESIDENTIAL LOT
- MAP: 267 ➤ PARCEL: 45
- LAND AREA: ±182,950 S/F / ±4.2 ACRES
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: \$13,400.00
- ±830 FT. OF FRONTAGE ON CHAUNCEY WALKER STREET

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

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) •

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 •

ASSESSORS MAP



Town of Belchertown



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		CHAUNCEY WALKER ST, BELCHERT

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			4.200	13,400	13,400		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: 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	4.2	13,400	13,400	13,400		12/17/2012
2012	930	FV		0	4.2	13,400	13,400	13,400	year end	12/6/2011
2011	930	FV		0	4.2	24,100	24,100	24,100	Year End	12/21/2010
2010	930	FV		0	4.2	31,000	31,000	31,000		12/15/2009
2009	930	FV		0	4.2	27,900	27,900	27,900	YEAR END	12/24/2008
2008	903	FV		0	4.2	26,800	26,800	26,800		12/27/2007
2007	903	FV		0	4.2	31,300	31,300	31,300		11/30/2006
2006	903	FV		0	4.2	51,100	51,100	51,100		12/22/2005

PREVIOUS OWNER

Owner 1: LYON LAWRENCE -
Owner 2: -
Street 1: 423 EAST STATE ST
Twn/City: GRANBY
St/Prov: MA Cntry:
Postal: 01033

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LYON LAWRENCE,	7960-146		8/24/2004	INVOLVED GOV		0	Yes	No		final judgement in tax lien ca
	1227-28		7/31/1956			0	No	No		

NARRATIVE DESCRIPTION
This Parcel contains 4.2 ACRES of land mainly classified as VACNT/TOWN

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

PROPERTY FACTORS

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

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 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	1.45	0.050	10									3,158					3,200	
930	VACNT/TOW		3.2		ACRES	EXCESS		0	4,000	0.800	10			WETLND	-20					10,240					10,200	
930	VACNT/TOW		580		ft ft	SITE		0	0	0.000	10			USE	-80											

Total AC/HA: 4.20000	Total SF/SM: 182951.98	Parcel LUC: 930	VACNT/TOWN	Prime NB Desc: RT	Total: 13,398	Spl Credit:	Total: 13,400
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