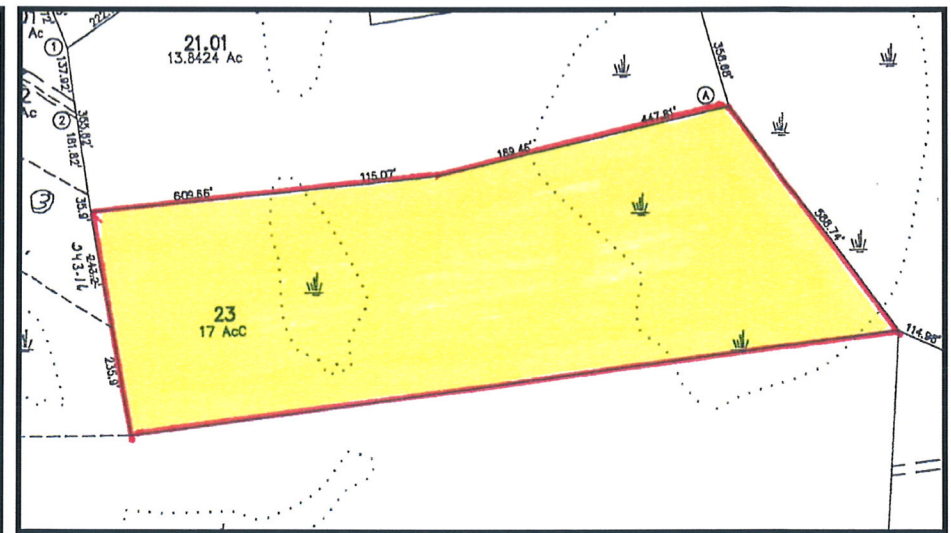
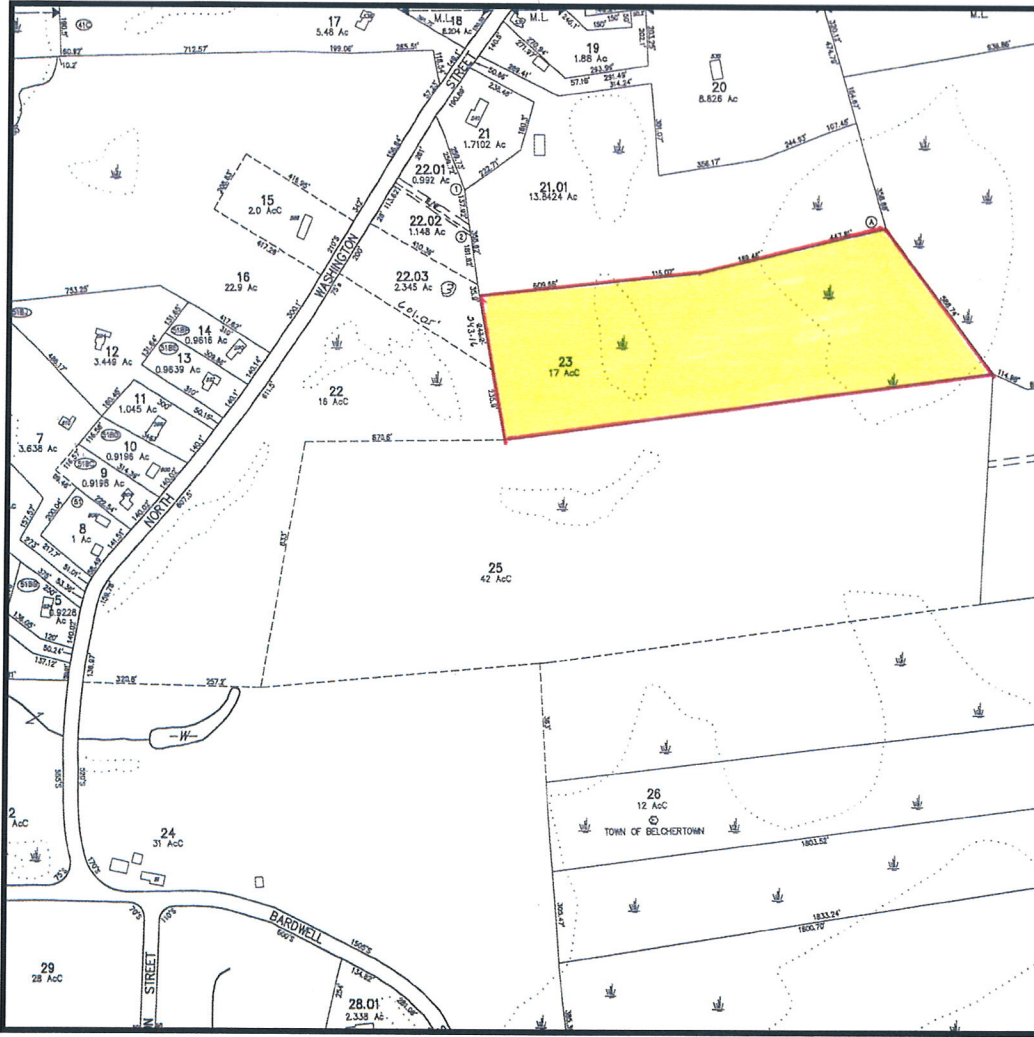


# A PUBLIC AUCTION



## NORTH WASHINGTON STREET

- RESIDENTIAL LOT
- MAP: 268 ➤ PARCEL: 23
- LAND AREA: ±740,520 S/F / ±17 ACRES
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: \$52,800.00

### 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

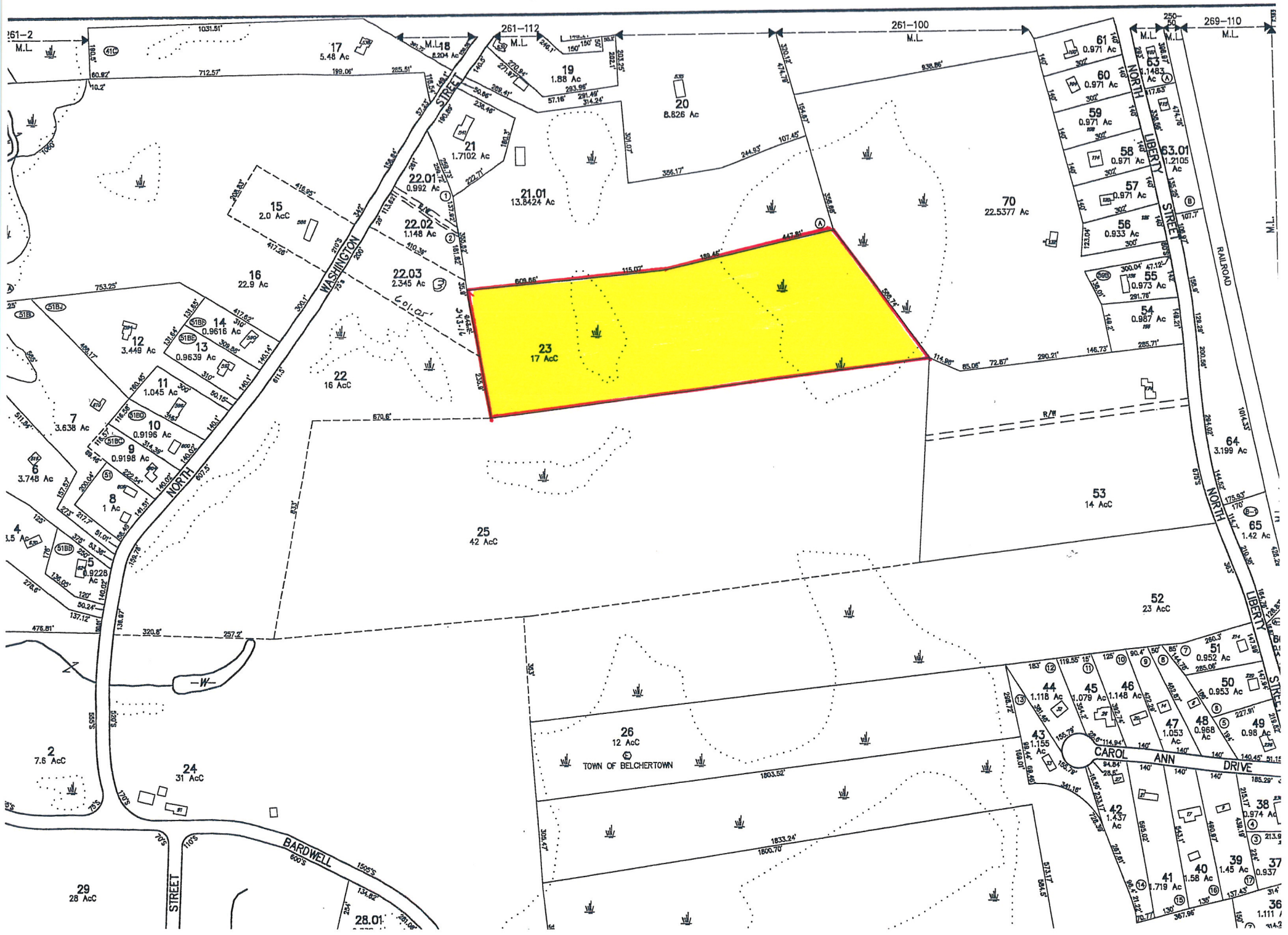
Corporate Office  
83 State Street  
Springfield, MA 01103  
413-733-5238 Fax 731-5946  
MA Auc. Lic. #161

Aaron Posnik & Co., Inc.  
Established 1932

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# ASSESSORS MAP



Town of Belchertown



**PROPERTY LOCATION**

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

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			17.000	52,800	52,800		0
<b>Total Card</b>						Entered Lot Size	GIS Ref
<b>Total Parcel</b>						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: 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	17.	52,800	52,800	52,800		12/17/2012
2012	930	FV		0	17.	52,800	52,800	52,800	year end	12/6/2011
2011	930	FV		0	17.	52,900	52,900	52,900	Year End	12/21/2010
2010	930	FV		0	17.	70,500	70,500	70,500		12/15/2009
2009	930	FV		0	17.	72,800	72,800	72,800	YEAR END	12/24/2008
2008	903	FV		0	17.	65,500	65,500	65,500		12/27/2007
2007	132	FV		0	17.	55,800	55,800	55,800		11/30/2006
2006	132	FV		0	17.	43,000	43,000	43,000		12/22/2005

**PREVIOUS OWNER**

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

**USER DEFINED**

Prior Id # 1: 16 / 116/
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:
LandReason:
BldReason:

**NARRATIVE DESCRIPTION**

This Parcel contains 17. 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,	9247-236		8/27/2007	INVOLVED GOV		0	No	No		Judgement
	N/A		1/1/1900			0	No	No		

**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		

**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 / Price/Units	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	land locked
930	VACNT/TOW		16		ACRES	EXCESS		0	4,000.	0.765	9					WETLND	-10			48,960						49,000	

Total AC/HA: 17.00000	Total SF/SM: 740520.00	Parcel LUC: 930	VACNT/TOWN	Prime NB Desc: RG	Total: 52,772	Spl Credit:	Total: 52,800
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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)=9-23-80/ N/F  
 Lincoln, Barrett, Edwin?/Area chgd FY03 per plan  
 for 261-100 per mapper/ROW thru 268-22 per deed  
 1419-414 (Dudek)/.

**SKETCH**



**GENERAL INFORMATION**

Grade: \_\_\_\_\_  
 Year Blt: \_\_\_\_\_ Eff Yr Blt: \_\_\_\_\_  
 Alt LUC: \_\_\_\_\_ Alt %: \_\_\_\_\_  
 Jurisdict: \_\_\_\_\_ 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**

1st Res Grid	Desc:										# Units		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	BRs:	Baths:										HB

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
Totals			

**INTERIOR INFORMATION**

Avg Ht/FL: \_\_\_\_\_  
 Prim Int Wal: \_\_\_\_\_  
 Sec Int Wall: \_\_\_\_\_ %  
 Partition: \_\_\_\_\_  
 Prim Floors: \_\_\_\_\_  
 Sec Floors: \_\_\_\_\_ %

**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**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val:		
Juris. Factor:		Val/Su Fin:		
Special Features:	0	Val/Su Net:		
Final Total:	0	Val/Su SzAd:		

**SUB AREA**

**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Net Sketched Area:				Total:						
Size Adj		Gross Area	FinArea							

IMAGE

AssessPro Patriot Properties, Inc

**SPEC FEATURES/YARD ITEMS**

PARCEL ID 268-23

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	