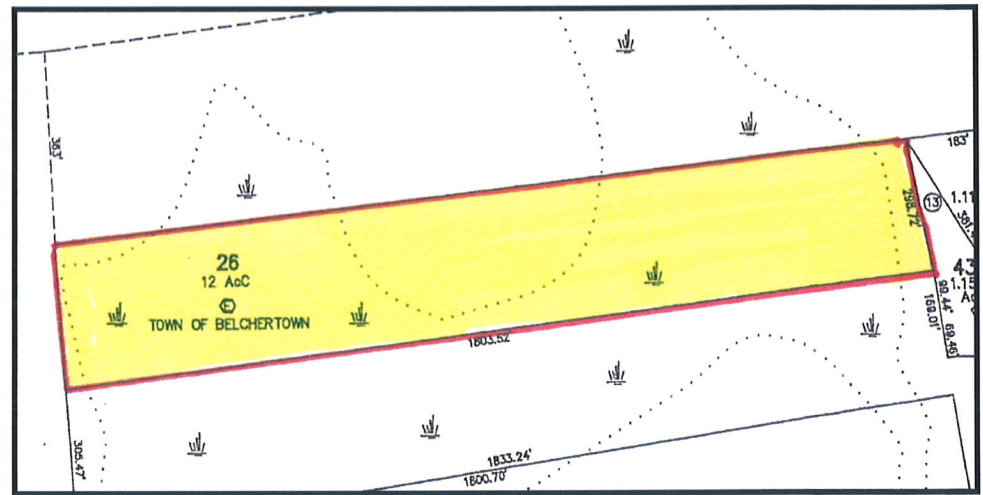
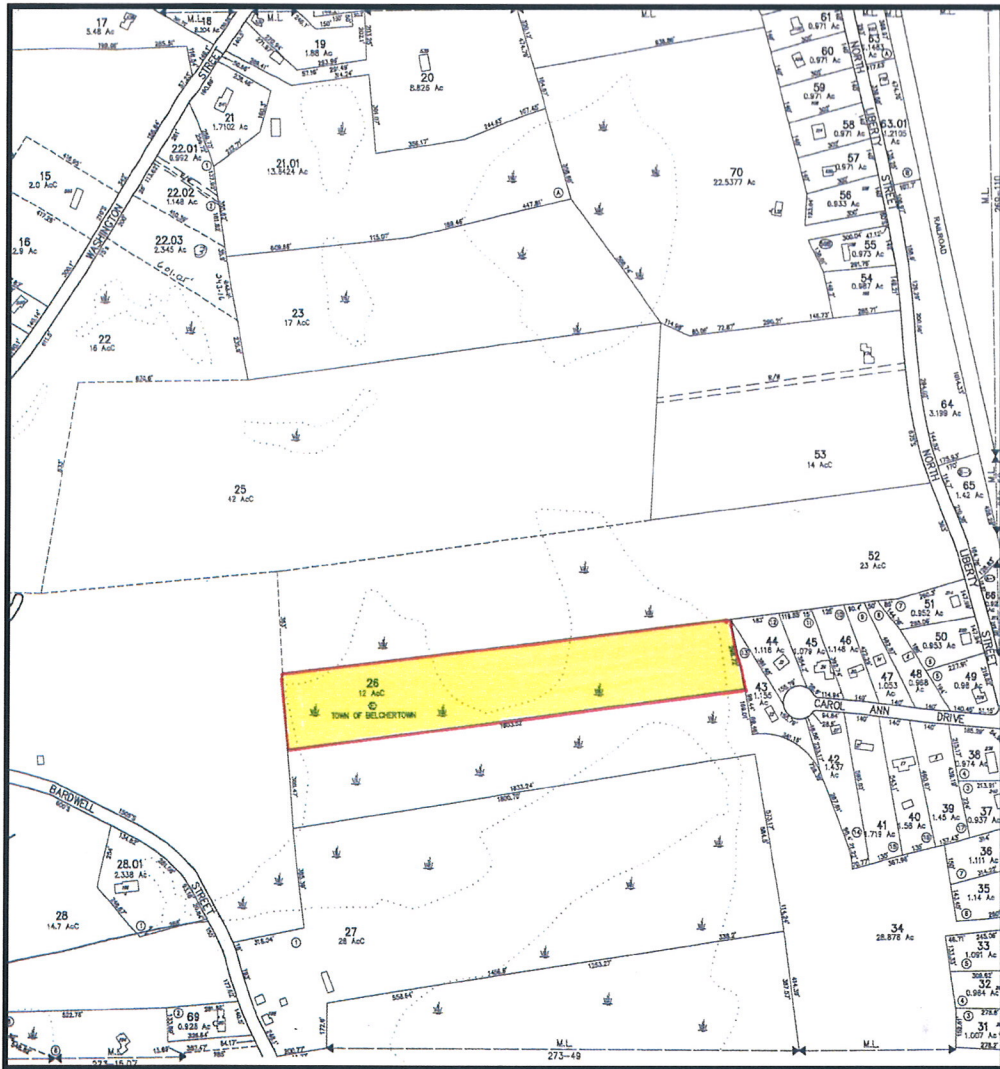


A PUBLIC AUCTION



BARDWELL STREET

- RESIDENTIAL LOT
- MAP: 268 ➤ PARCEL: 26
- LAND AREA: ±522,720 S/F / ±12 ACRES
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: \$22,500.00

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

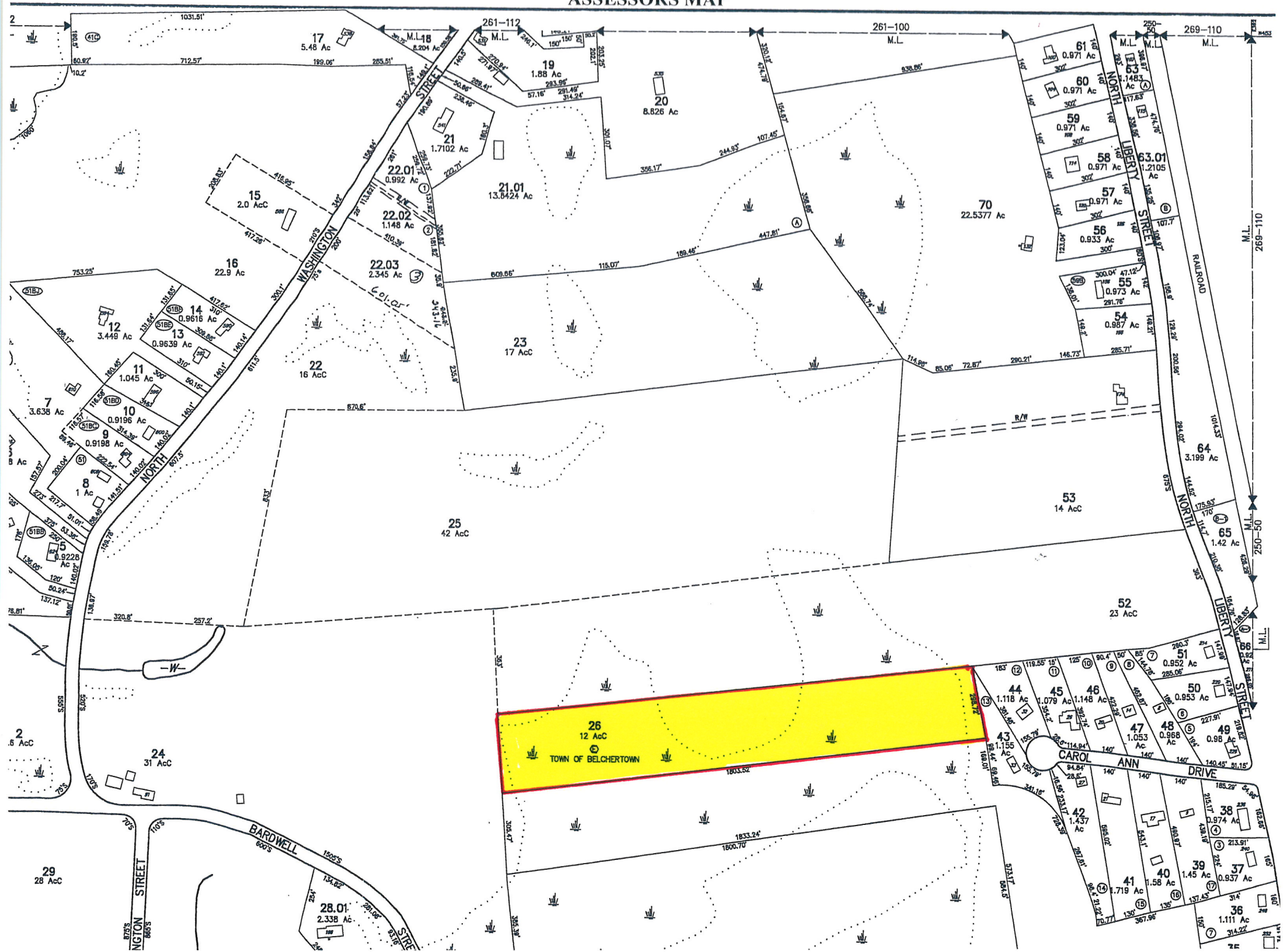
• www.posnik.com • Toll Free 1-877-POSNIK-1 (767-6451) • E-mail: info@posnik.com •

Branch Office
 P.O. Box 247

Malvern (Philadelphia), PA 19355
 610-853-6655 Fax 853-6633

PA Auc. Lic. #AY000241L

ASSESSORS MAP



268

26

1 of 1

TOTAL ASSESSED: 22,500
14547!

Map

Parcel

Lot

PRCID4

PRCID5

CARD

Town of Belchertown

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		BARDWELL ST (REAR), BELCHERTO

OWNERSHIP

Owner 1:	BELCHERTOWN TOWN OF
Owner 2:	
Owner 3:	
Street 1:	2 JABISH ST
Street 2:	
Twn/City:	BELCHERTOWN
St/Prov:	MA
Postal:	01007
Cntry:	
Own Occ:	
Type:	

PREVIOUS OWNER

Owner 1:	DUDEK SEBASTIAN E -
Owner 2:	-
Street 1:	91 BARDWELL ST
Twn/City:	BELCHERTOWN
St/Prov:	MA
Postal:	01007
Cntry:	

NARRATIVE DESCRIPTION

This Parcel contains 12. ACRES of land mainly classified as VAC/TAX TITL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				i		
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 / 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
936	VAC/TAX TIT		43560		SQ FT	UD	0.1	0	1.75	0.050	9									3,812						3,800	land locked
936	VAC/TAX TIT		11		ACRES	EXCESS		0	4,000.	0.425	9			WETLND	-50					18,700						18,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
936			12.000	22,500	22,500		0
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	GIS Ref
Source: Market Adj Cost						Land Unit Type:	Insp Date
Total Value per SQ unit /Card:			/Parcel:				

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	936	FV		0	12.	22,500	22,500	22,500		12/17/2012
2012	930	FV		0	12.	22,500	22,500	22,500	year end	12/6/2011
2011	930	FV		0	12.	22,600	22,600	22,600	Year End	12/21/2010
2010	930	FV		0	12.	41,600	41,600	41,600		12/15/2009
2009	930	FV		0	12.	43,100	43,100	43,100	YEAR END	12/24/2008
2008	903	FV		0	12.	39,400	39,400	39,400		12/27/2007
2007	132	FV		0	12.	26,400	26,400	26,400		11/30/2006
2006	132	FV		0	12.	22,000	22,000	22,000		12/22/2005

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DUDEK SEBASTIAN	9063-203		3/12/2007	INVOLVED GOV		0	Yes	No		judgement tax lien case
	1294-188		2/17/1959			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:	12.00000	Total SF/SM:	522720.00	Parcel LUC:	936	VAC/TAX TITL	Prime NB Desc:	RG	Total:	22,512	Spl Credit:	Total:	22,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: Fy2013 apro 2014



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	16 / 74 /
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:	

PRINT
Date Time
04/23/13 16:26:37
LAST REV
Date Time
10/04/12 10:04:45
jay

