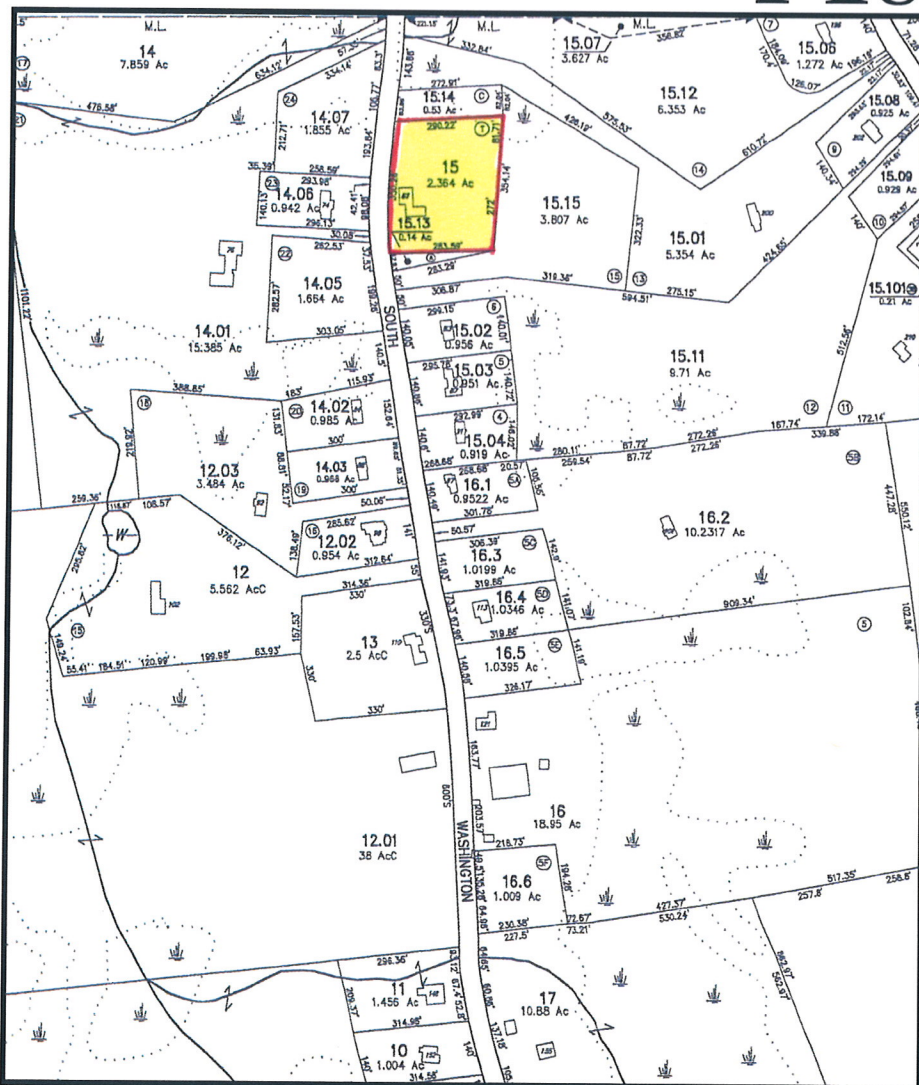


A PUBLIC AUCTION



61 SOUTH WASHINGTON STREET

- 1¾ STORY OLD STYLE HOME
- TOTAL OF (8) ROOMS, W/ (4) BEDROOMS & (1) BATH
- ±3,274 S/F OF GROSS AREA ➤ OIL-FWA HEAT
- MAP: 273 ➤ PARCEL: 15
- LAND AREA: ±102,975 S/F / ±2.36 ACRES
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: \$112,400.00
- ±350 FT. OF FRONTAGE ON SOUTH WASHINGTON STREET

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

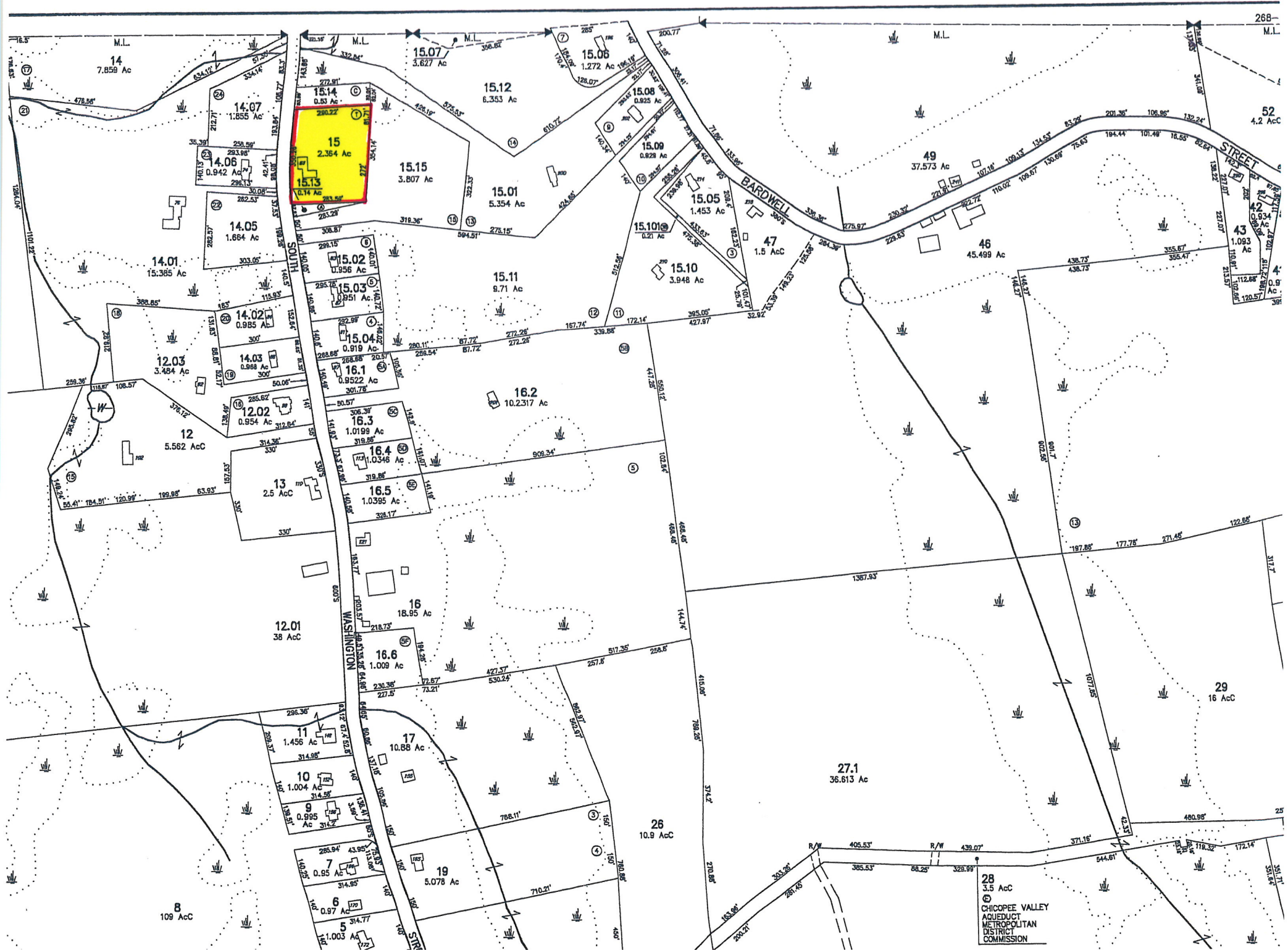
Aaron Posnik & Co., Inc.
 Established 1932

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 MA Auc. Lic. #161

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 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
61		SOUTH WASHINGTON ST, BELCHER

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
937	54,600	600	2.364	81,700	136,900		26
							GIS Ref
							GIS Ref
							Insp Date
Total Card		54,600	600	2.364	81,700	136,900	Entered Lot Size
Total Parcel		54,600	600	2.364	81,700	136,900	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 95.40			/Parcel: 95.40	Land Unit Type:	

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	937	FV	54,600	600	2.364	81,700	136,900	136,900		12/17/2012
2012	931	FV	54,600	600	2.364	81,700	136,900	136,900	year end	12/6/2011
2011	101	FV	51,700	1000	2.364	95,700	148,400	148,400	Year End	12/21/2010
2010	101	FV	51,900	1000	2.364	102,900	155,800	155,800		12/15/2009
2009	101	FV	55,100	1000	2.364	123,400	179,500	179,500	YEAR END	12/24/2008
2008	101	FV	71,000	1000	2.364	126,800	198,800	198,800		12/27/2007
2007	101	FV	69,300	600	2.364	118,800	188,700	188,700		11/30/2006
2006	101	FV	69,100	600	2.364	90,600	160,300	160,300		12/22/2005

PREVIOUS OWNER

Owner 1:	PIESYK HAZEL -
Owner 2:	-
Street 1:	41 EVERETT AVE #27A
Twn/City:	BELCHERTOWN
St/Prov:	MA Cntry
Postal:	01007

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PIESYK HAZEL,	10473-317		2/10/2011	INVOLVED GOV		0	No	No		Final Judgement
WOOD ELMER W ES	5076-348		3/17/1997	CONVENIENCE		100	No	No		
	01302/01480		6/15/1959			0	No	No		

NARRATIVE DESCRIPTION
 This Parcel contains 2.364 ACRES of land mainly classified as IMP/TAX TITL with a(n) OLD STYLE Building Built about 1890, Having Primarily WOOD SHING Exterior and ASPHALT SH Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

USER DEFINED

Prior Id # 1:	161 / 93/
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 16:37:30

LAST REV
 Date Time
 10/04/12 09:40:58

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2007	MEASURED	500	ZAK BOMBARD
10/26/2000	MEASURED	500	ZAK BOMBARD

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
937	IMP/TAX TITL		43560		SQ FT	SITE		0	1.75	1.000	9									76,230					76,200	
937	IMP/TAX TITL		1.364		ACRES	EXCESS		0	4,000.	1.000	9									5,456					5,500	
937	IMP/TAX TITL		70		frt ft	SITE		0	0.	0.000	9															

Total AC/HA:	2.36400	Total SF/SM:	102975.84	Parcel LUC:	937	IMP/TAX TITL	Prime NB Desc:	RG	Total:	81,686	Spl Credit:	Total:	81,700
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