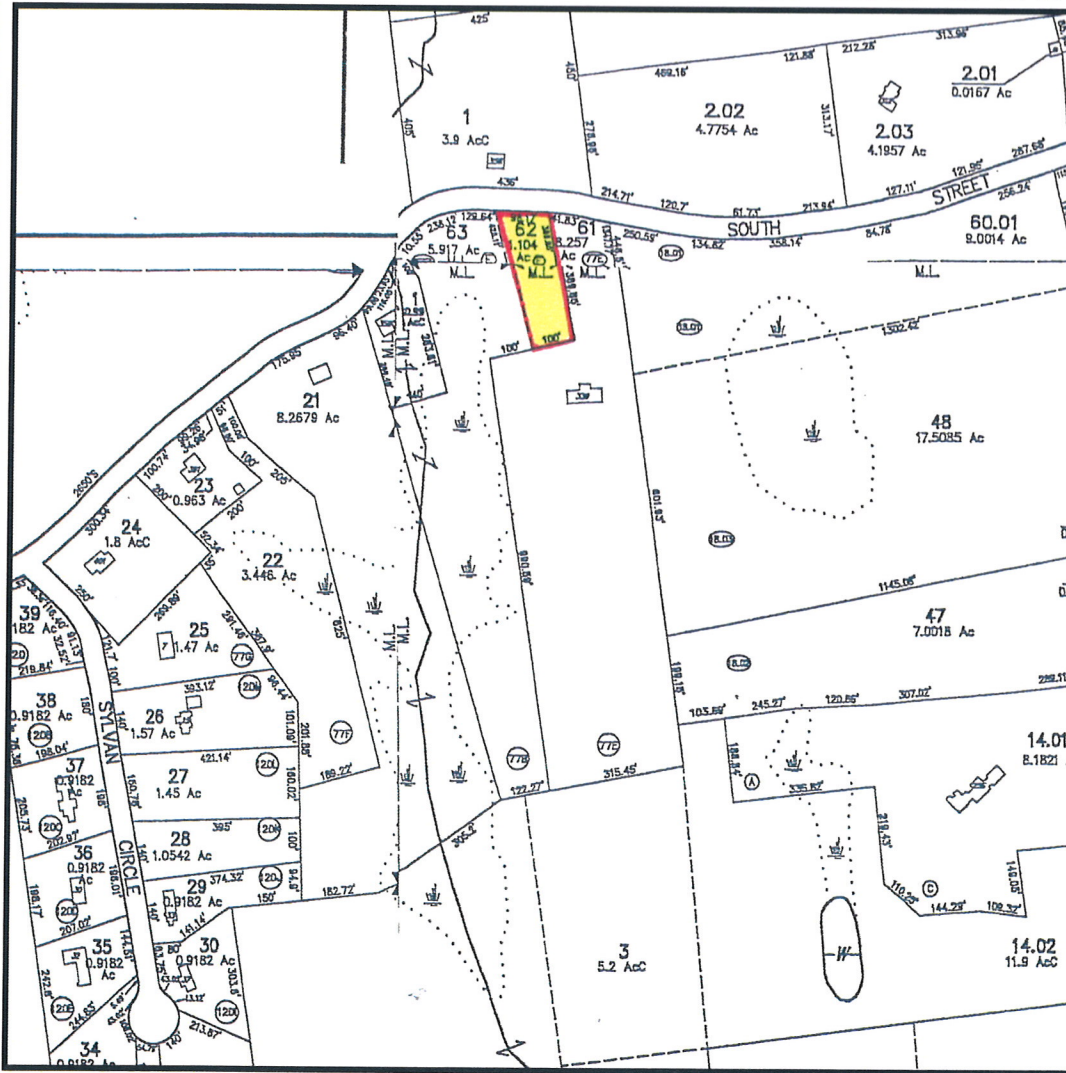


A PUBLIC AUCTION



SOUTH STREET

- BUILDABLE RESIDENTIAL LOT
- MAP: 278 ➤ PARCEL: 62
- LAND AREA: **±47,915 S/F / ±1.1 ACRES**
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: **\$76,600.00**
- ±100 FT. OF FRONTAGE ON SOUTH 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

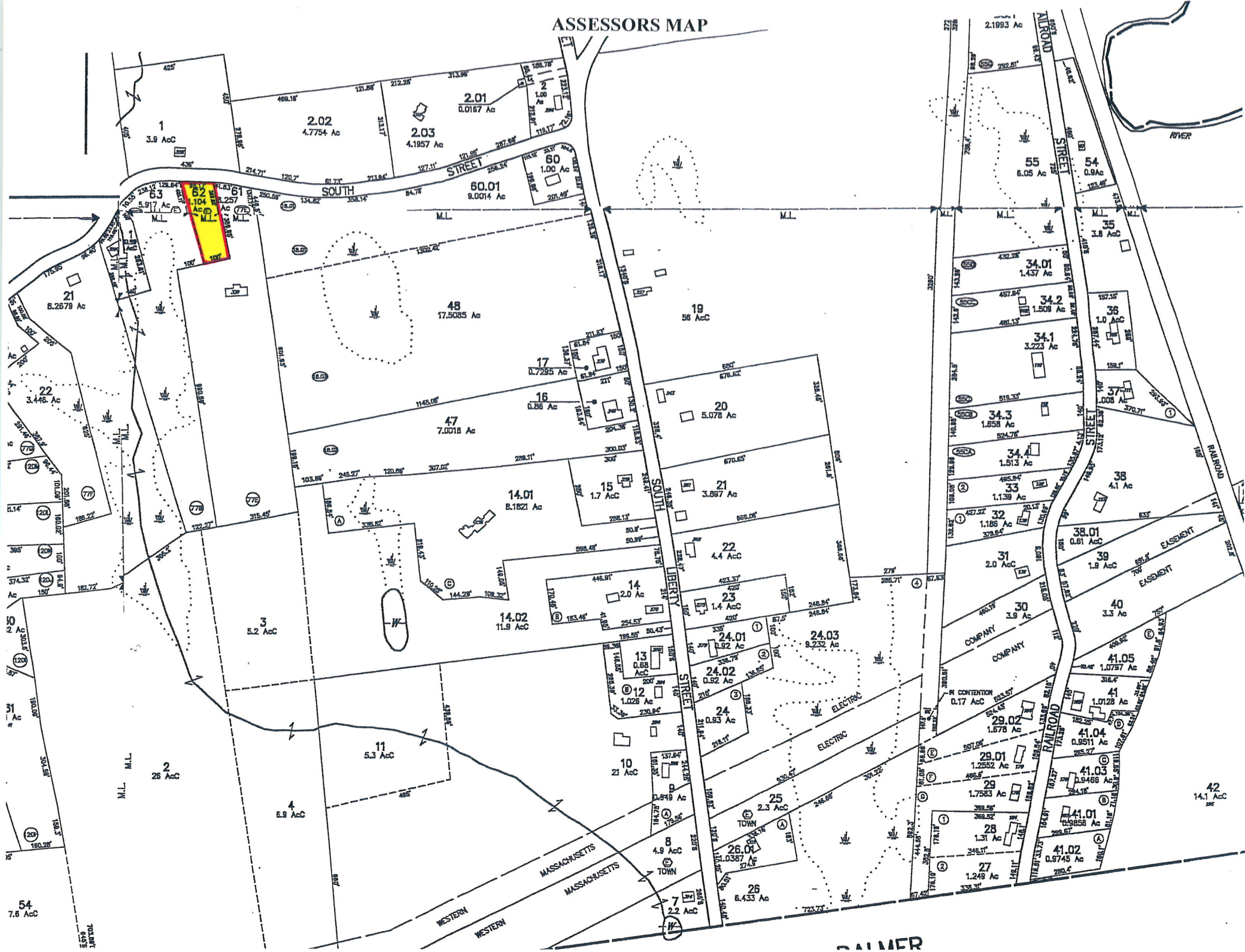
Corporate Office
 83 State Street
 Springfield, MA 01103
 413-733-5238 Fax 731-5946
 MA Auc. Lic. #161

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

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

ASSESSORS MAP



Town of Belchertown



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		SOUTH ST, BELCHERTOWN

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
930			1.100	76,600	76,600
Total Card			1.100	76,600	76,600
Total Parcel			1.100	76,600	76,600
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	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	1.1	76,600	76,600	76,600		12/17/2012
2012	930	FV		0	1.1	76,600	76,600	76,600	year end	12/6/2011
2011	930	FV		0	1.1	78,800	78,800	78,800	Year End	12/21/2010
2010	930	FV		0	1.1	85,700	85,700	85,700		12/15/2009
2009	930	FV		0	1.1	87,800	87,800	87,800	YEAR END	12/24/2008
2008	903	FV		0	1.1	89,500	89,500	89,500		12/27/2007
2007	903	FV		0	1.1	84,100	84,100	84,100		11/30/2006
2006	130	FV		0	1.1	63,100	63,100	63,100		12/22/2005

Parcel ID 278-62

PREVIOUS OWNER

Owner 1: DENONCOURT JOSEPH O R -
Owner 2: -
Street 1: 9019 NISQUALLY WAY NE
Twn/City: BAINBRIDGE ISLAND
St/Prov: WA Cntry: Own Occ: Type:
Postal: 98110-4400

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DENONCOURT JOSE	8628-8		2/24/2006	INVOLVED GOV		0	Yes	No		judgement in tax lien case
	1907-259		8/1/1976			0	No	No		

TAX DISTRICT PAT ACCT. 5419

NARRATIVE DESCRIPTION

This Parcel contains 1.1 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

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
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 / 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	SITE		0	1.75	1.000	9									76,230						76,200	
930	VACNT/TOW		0.1		ACRES	EXCESS		0	4,000.	1.000	9									400						400	

Total AC/HA: 1.10000	Total SF/SM: 47916.00	Parcel LUC: 930	VACNT/TOWN	Prime NB Desc: RG	Total: 76,630	Spl Credit:	Total: 76,600
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