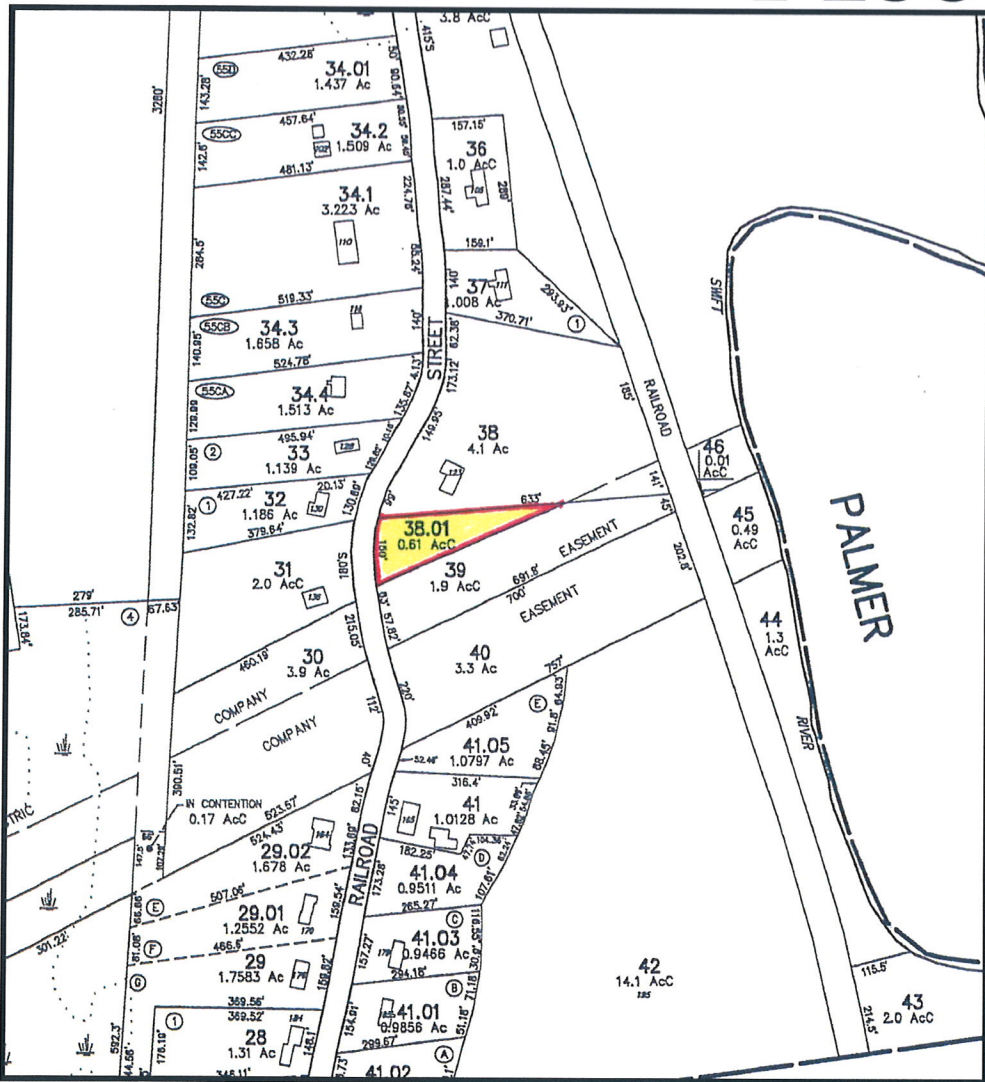


A PUBLIC AUCTION



RAILROAD STREET

- RESIDENTIAL LOT
- MAP: 281 ➤ PARCEL: 38.01
- LAND AREA: ±26,570 S/F / ±.61 ACRES
- ZONED: Ag-A (PRIMARY AGRICULTURAL)
- ASSESSED VALUE: \$3,500.00
- ±150 FT. OF FRONTAGE ON RAILROAD 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

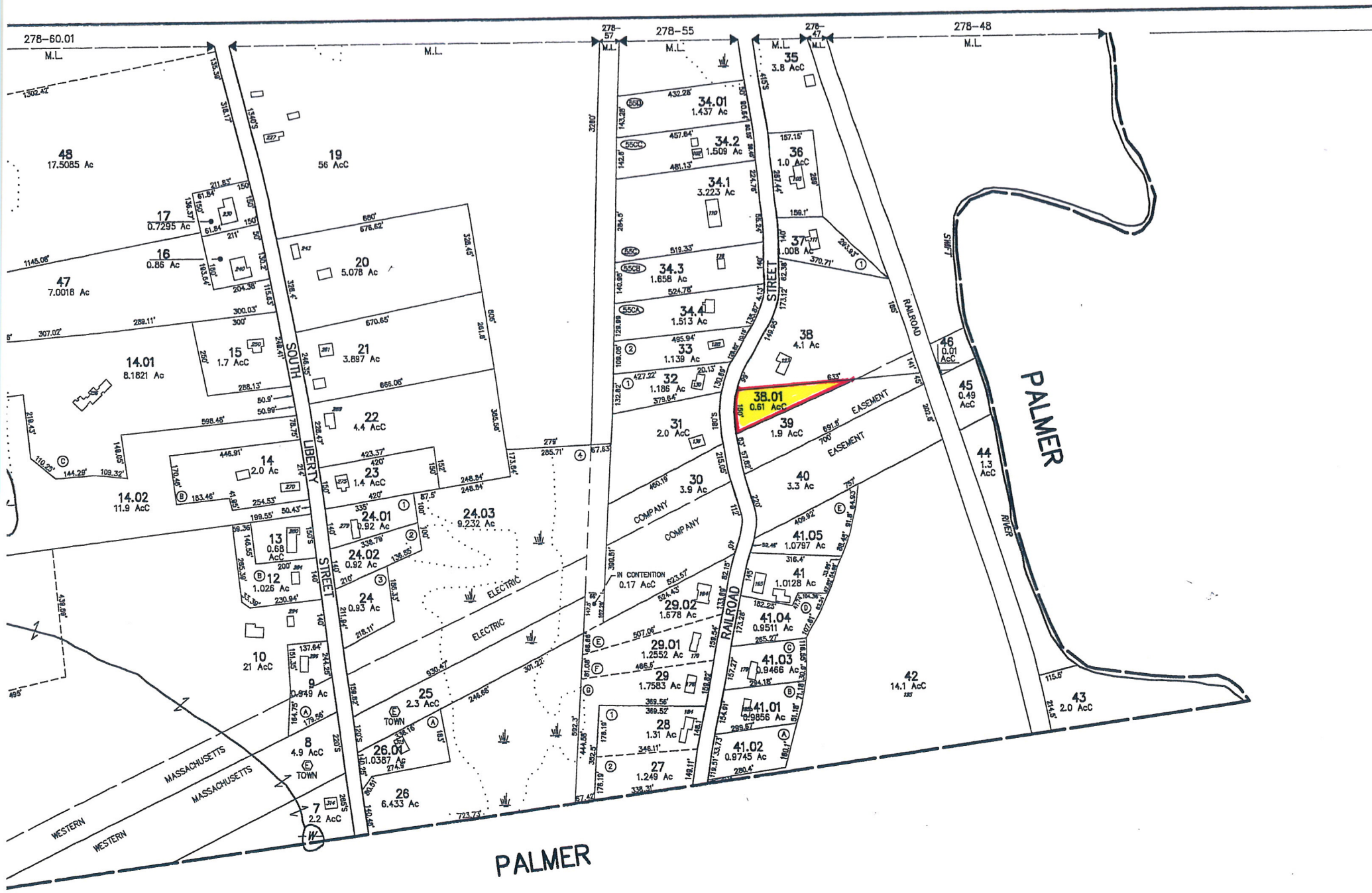
Corporate Office
 83 State Street
 Springfield, MA 01103
 413-733-5238 Fax 731-5946
 MA Auc. Lic. #161

Aaron Posnik & Co., Inc.
 Established 1932

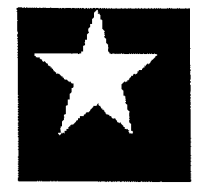
Branch Office
 P.O. Box 247
 Malvern (Philadelphia), PA 19355
 610-853-6655 Fax 853-6633
 PA Auc. Lic. #AY000241L

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

ASSESSORS MAP



Town of Belchertown



Patriot
Properties Inc.

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
930			0.610	3,500	3,500		26
						Entered Lot Size	GIS Ref
						Total Land:	GIS Ref
						Land Unit Type:	Insp Date
Total Card			0.610	3,500	3,500		
Total Parcel			0.610	3,500	3,500		
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A			/Parcel: N/A		

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	930	FV		0	.61	3,500	3,500	3,500		12/17/2012
2012	930	FV		0	.61	3,500	3,500	3,500	year end	12/6/2011
2011	930	FV		0	.61	10,800	10,800	10,800	Year End	12/21/2010
2010	132	FV		0	.61	9,400	9,400	9,400		12/15/2009
2009	132	FV		0	.61	12,000	12,000	12,000	YEAR END	12/24/2008
2008	132	FV		0	.61	12,300	12,300	12,300		12/27/2007
2007	132	FV		0	.61	11,600	11,600	11,600		11/30/2006

PREVIOUS OWNER

Owner 1:	GILLET EDGAR L heirs of -
Owner 2:	-
Street 1:	RAILROAD ST
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
GILLET EDGAR L	10146-56		4/12/2010	INVOLVED GOV		0	Yes	No		final judgement
HIGGINS ABBIE A	678-161		4/8/1912			1	No	No		

NARRATIVE DESCRIPTION

This Parcel contains .61 ACRES of land mainly classified as VACANT/TOWN

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
930	VACNT/TOWN		26572		SQ FT	UD	0.1	0	1.75	0.076	9									3,514						3,500	

Total AC/HA:	0.61001	Total SF/SM:	26572.04	Parcel LUC:	930	VACNT/TOWN	Prime NB Desc:	RG	Total:	3,514	Spl Credit:		Total:	3,500
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