MATCH LINE – SEE SHEET 1

NOTE:
SEE SHEET 1 OF 2 FOR REFERENCES, ALTA CERTIFICATION, LIST OF POSSIBLE ENCROACHMENTS AND ADDITIONAL NOTES.

FOR REGISTRY USE
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS

DATE PROFESSIONAL LAND SURVEYOR

TOTAL LOT AREA
616,087±S.F.
14.1434±Acres

COWLS ROAD
(PUBLIC – 49.5' WIDE)
SEE PLAN BOOK 49.5', PLAN 80

MONTAGUE ROAD
(PUBLIC – VARIABLE WIDTH)
(1945 STATE HIGHWAY LAYOUT)
SEE PLAN BOOK 28, PLAN 28
ROUTE 63

VILLAGE CENTER NORTH AMHERST, LLC
DEED BOOK 7605, PAGE 235
PLAN BOOK 108, PLAN 78

PMP PARTNERSHIP LLC
DEED BOOK 8157, PAGE 263
PLAN BOOK 108, PLAN 38

GARNIER LCC
DEED BOOK 5185, PAGE 107
PLAN BOOK 177, PLAN 38

GARNIER LCC
BOOK 5185, PAGE 108
PL.BOOK 177, PLAN 38

ASSESSORS PARCEL 5A-139 (PARCEL I)
ASSESSORS PARCEL 5A-110 (PARCEL II)
ASSESSORS PARCEL 5A-42 (PARCEL III)

<< COMMERCIAL (C) ZONE >>
<< NEIGHBORHOOD RESIDENCE (R-N) ZONE >>
ZONE LINE

BUILDING MATERIAL YARD
LUMBER MILL
STORAGE BUILDING
GRAVEL ROAD
SCRUB VEGETATION / GRAVEL
BIT. CONC. PARKING LOT
BIT. CONC. DRIVEWAY
BIT. CONC. DRIVEWAY & PARKING
CONC. SIDEWALK
STONE SIDEWALK
CONC. PATIO
DISPLAY PEN
UNDERGROUND INFILTRATION BED
WOOD BARN
WOOD ENCLOSURE
WOOD FRAME GARAGE
TWO STORY
1 1/2 STORY WOOD
1.3 STORY WOOD FRAME
2 1/2 STORY WOOD FRAME
2.5 STORY WOOD FRAME
BARN WOOD
ENCR.'A' TREE CUTTING AND YARD WASTE
ENCR.'B' (BUTT ANCHOR)
ENCR.'C' METAL BENCH (CONC.BASE)
ENCR.'D' BIKE RACK
ENCR.'E' STONE SIDEWALK
ENCR.'F' WOOD BOOK DEPOSITORY
ENCR.'G' STOP SIGN
ENCR.'H' SIDEWALK
ENCR.'I' SIDEWALK
ENCR.'J' SIDEWALK
MERIDIAN FROM PLAN BOOK 161, PLAN 23

SCALE: 1" = 30'
0 30 60 120

LEGEND

- EDGE OF PAVEMENT
- CHAIN LINK FENCE (& HEIGHT)
- WOOD FENCE
- CURB LINE
- SENTERLINE & MANHOLE WITH FLOW DIRECTION
- DRAINLINE WITH FLOW DIRECTION & CATCHBASIN
- WATER MANHOLE, WATER MAIN WITH TEE, GATE VALVE & FIRE HYDRANT
- RETAINING WALL
- GAS MAIN WITH SIZE & GATE VALVE
- UTILITY POLE WITH OVERHEAD WIRES AND GUY ANCHOR
- ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES
- TELEPHONE MANHOLE & UNDERGROUND TELE. LINES
- UTILITY CLEAN-OUT
- FLAG POLE
- PARKING SPACE COUNT
- MAIL BOX
- FIRE DEPT. CONNECTION
- LIGHT POLE
- BOLLARDS
- SIGN
- MANHOLE (UNKNOWN UTILITY)
- TRANSFORMER ON CONC. PAD
- CONC. PAD / STOOP

TO: FIRST AMERICAN TITLE INSURANCE COMPANY & BEACON COMMUNITIES DEVELOPMENT LLC, ITS AFFILIATES, SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,6(a)(b),8,9,11(surface evidence),13,16,17,18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 10, 2016.

I FURTHER CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN. (MASS. GEN. LAWS CHAPTER 41, SEC. 81-A).

I FURTHER CERTIFY THAT THE PREMISES SHOWN HEREON ARE NOT LOCATED IN A FLOOD HAZARD ZONE AS DELINEATED ON THE MAP OF COMMUNITY NO. 250156 003 AS REVISED TO DECEMBER 15, 1983 BY F.E.M.A.

6-20-16
DATE PROFESSIONAL LAND SURVEYOR REGISTRATION NO.

COWLS PROPERTY
(Amherst Mill District)

Sunderland, Cowls & Montague Roads
Amherst, Massachusetts

PREPARED FOR:

BEACON COMMUNITIES SERVICES

Two Center Plaza
Suite 700
Boston, Massachusetts 02108

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

NO.	BY	DATE	ISSUE/REVISION DESCRIPTION
1.	JMS	6/17/2016	REVISED TITLE COMMITMENT

DATE: 4/20/2016 DRAWN BY: JMS
SCALE: 1" = 30' CHECK BY: WCJ

ALTA / NSPS LAND TITLE SURVEY IN AMHERST, MA

DWG: 19827tl.dwg
LAYOUT: ALTA
SHEET: 2 OF 2
PROJECT NO.: 19827

2

Town of Amherst

Zoning Bylaws:

http://www.amherstma.gov/476/Zoning-Bylaw

Housing Production Plan:

https://www.amherstma.gov/DocumentCenter/View/22644

Master Plan:

https://www.amherstma.gov/526/Master-Plan

Property Location: 92 MONTAGUE RD | MAP ID:5A/ / 42/ / | Bldg Name: | State Use:1010

Vision ID: 37(| Account # | Bldg 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Da 10/2015 18:32

CURRE OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
W D COWLS INC				
P.O. BOX 9677				
AMHERST, MA 01059-9677				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	05A000042	Precinct	
Calc Frontag	91.6	Vote At	
		Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID: 5A-42		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	164,700	164,700
RES LAND	1010	110,500	110,500
Total		275,200	275,200

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
W D COWLS INC	4798/ 211	12/22/1995	U	I	80,000	1H
JONES, WALTER C ESTATE	2791/ 20	08/22/1986	Q	I	125,000	00
WARNER, JAMES F & KATHLEEN A	2124/ 348	09/18/1979	U	I	0	1A
WARNER, EDWARD C JR	1752/ 232	01/04/1974	Q	I	15,600	00
HOBART, RALPH E & OLIVE J	1100/ 478				0	00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	164,700	2015	1010	164,700	2014	1010	164,700
2016	1010	110,500	2015	1010	110,500	2014	1010	110,500
	Total:	275,200		Total:	275,200		Total:	263,400

EXEMPTIONS

Year	Type	Description	Amount
2008	NO	NOT OWNER OCCUP	0.00
		Total:	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
NA/A				

NOTES

FY05 CHG VINYL SIDE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	164,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	110,500
Special Land Value	0
Total Appraised Parcel Value	275,200
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**275,200**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BLD16-0423	10/19/2015	RE	Remodel	6,400		0		RE-ROOF EAST SIDE O
ELE07-0739	03/20/2007	EL	Electric	0		0		UPGRADE SERVICE
ELE04-417	12/01/2003	EL	Electric	0		0		REWIRE BOILER/FURN
BLD04-253	10/20/2003	RE	Remodel	2,000		0		RE-ROOF
BLD98-260	10/23/1997	RE	Remodel	4,000		0		INST VINY

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/06/2009			LT	15	Drive By Field Review
10/27/2005			SS	15	Drive By Field Review
10/19/1989			HG		

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	RN20				20,000	SF	6.44	0.8500	3	1.0000	1.00	NA	1.00				1.00		109,500
1	1010	Single Family	RN21				8,288	SF	0.12	1.0000	0	1.0000	1.00	NA	1.00				1.00		1,000

Total Card Land Units: 0.65 AC | Parcel Total Land Area: 0.65 AC | Total Land Value: 110,500

Property Location: 92 MONTAGUE RD **MAP ID:**5A/ / 42/ / **Bldg Name:** **State Use:**1010

Vision ID: 37(**Account #** **Bldg** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Da** 10/2015 18:32

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	11		Family Conver.
Model	01		Residential
Grade	12		B+
Stories	1.5		1 1/2 Stories
Occupancy			
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	11		Slate
Interior Wall 1	03		Plaster/Skimc
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	04		Forced Air-Duc
AC Type	01		None
Total Bedrooms	03		3 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	6		6 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

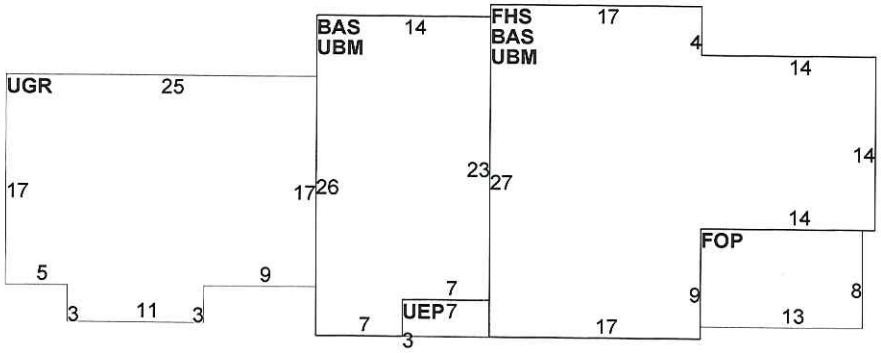
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	136.39
Replace Cost	235,267
AYB	1860
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	30
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	70
Apprais Val	164,700
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	998	998	998	136.39	136.114
FHS	Half Story, Finished	360	655	360	74.96	49,099
FOP	Porch, Open, Finished	0	104	21	27.54	2,864
UBM	Basement, Unfinished	0	998	200	27.33	27,277
UEP	Porch, Enclosed, Unfinished	0	21	9	58.45	1,227
UGR	Garage, Unfinished	0	458	137	40.80	18,685
	Ttl. Gross Liv/Lease Area:	1,358	3,234	1,725		235,267

Property Location: 96 MONTAGUE RD | MAP ID:5A/ / 110/ / | Bldg Name: | State Use:1010

Vision ID: 67[illegible] | Account # | Bldg [illegible] 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Dat[illegible]/14/2015 10:36

CURRE[illegible] OWNER

W D COWLS INC

P.O. BOX 9677

AMHERST, MA 01059-9677

Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	L[illegible]TION

SUPPLEMENTAL DATA

Other ID:	05A000110	Precinct	
Calc Frontag	120.2	Vote At	
		Tenant	
		Parent	
BIDIN		Created	
BIDOUT			
GIS ID: 5A-110		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	1010	128,600	128,600
RES LAND	1010	109,600	109,600
Total		238,200	238,200

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
W D COWLS INC	4798/ 216	12/22/1995	U	I	120,000	1H
JONES, WALTER C ESTATE	2529/ 161	01/21/1985	Q	I	70,000	00
HOBART, CLARENCE A & RUTH S	1480/ 590	01/01/1966	U	I	0	1N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	1010	128,600	2015	1010	128,600	2014	1010	128,600
2016	1010	109,600	2015	1010	109,600	2014	1010	109,600
	Total:	238,200		Total:	238,200		Total:	235,300

EXEMPTIONS

Year	Type	Description	Amount
2008	NO	NOT OWNER OCCUP	0.00
		Total:	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
NA/A				

NOTES

VINYL SIDING AND NEW
WINDOWS FY99

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	128,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	109,600
Special Land Value	0
Total Appraised Parcel Value	238,200
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**238,200**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE14-0014	07/03/2013	EL		0		0		CHG SERVICE
ELE10-0216	09/09/2009	EL	Electric	0		0		REWIRE BOILER
PLM10-0037	08/26/2009	PL	Plumbing	0		0		TANKLESS
ELE07-0677	02/12/2007	EL	Electric	0		0		REPL KIT COUNTER &
BLD98-591	05/20/1998	RE	Remodel	4,000		0		INT ALTS
BLD98-34	07/16/1997	RE	Remodel	5,500		0		RE-ROOF

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
10/06/2009			LT	15	Drive By Field Review
10/26/2005			RD	15	Drive By Field Review
10/29/1997			EB	40	No Change On Abatement
10/19/1989			HG		

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1010	Single Family	RN20				20,240	SF	6.37	0.8500	3	1.0000	1.00	NA	1.00				1.00		109,600

Total Card Land Units: 0.46 AC | Parcel Total Land Area: 0.46 AC | Total Land Value: 109,600

Property Location: 96 MONTAGUE RD **MAP ID:** 5A/ / 110/ / **Bldg Name:** **State Use:** 1010

Vision ID: 67[illegible] **Account #** **Bldg** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Dat**[illegible]14/2015 10:36

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	04		Cape Cod
Model	01		Residential
Grade	10		B-
Stories	1.5		1 1/2 Stories
Occupancy	1		
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	03		Plaster/Skimc
Interior Wall 2	05		Drywall/Sheet
Interior Flr 1	12		Hardwood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	02		2 Bedrooms
Total Bthrms	1		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	5		5 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

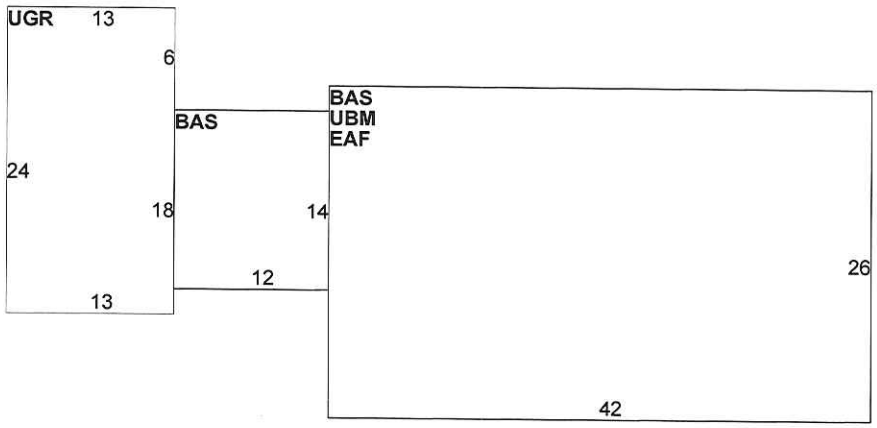
Element	Cd.	Ch.	Description
Foundation			

MIXED USE

Code	Description	Percentage
1010	Single Family	100

COST/MARKET VALUATION

Adj. Base Rate:	90.28
Replace Cost	171,531
AYB	1966
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	25
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	75
Apprais Val	128,600
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,260	1,260	1,260	90.28	113,752
EAF	Attic, Expansion, Finished	328	1,092	328	27.12	29,612
UBM	Basement, Unfinished	0	1,092	218	18.02	19,681
UGR	Garage, Unfinished	0	312	94	27.20	8,486
	Ttl. Gross Liv/Lease Area:	1,588	3,756	1,900		171,531

Property Location: 134 MONTAGUE RD | MAP ID:5A/ / 139/ / | Bldg Name: | State Use:0313

Vision ID: 76[illegible] | Account # | Bldg [illegible] 1 of 5 | Sec #: 1 of 1 | Card 1 of 6 | Print Dat[illegible] 15/2015 07:28

CURRE[illegible] OWNER

W D COWLS INC

P.O. BOX 9677

AMHERST, MA 01059-9677

Additional Owners:

TOPO.

1	Level
4	Rolling

UTILITIES

2	Public Water
3	Public Sewer

STRT./ROAD

1	Paved
5	Curb & Gutter
6	Sidewalk

L[illegible]TION

2	Suburban

SUPPLEMENTAL DATA

Other ID: 116-134 MONTAGUE RI

Calc Frontag 2033.7

BIDIN

BIDOUT

GIS ID: 5A-139

Precinct

Vote At

Tenant

Parent

Created

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	0105	280,900	280,900
RESIDNTL	0105	14,900	14,900
COMMERC.	0313	1,686,000	1,686,000
COM LAND	0313	300,900	300,900
COMMERC.	0313	47,300	47,300
	Total	2,330,000	2,330,000

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
W D COWLS INC	1571/ 14	05/01/1970			0	
W D COWLS INC	1480/ 588	01/01/1966			0	
W D COWLS INC	1213/ 346	01/12/1956			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	0105	280,900	2015	0105	280,900	2014	0105	280,900
2016	0105	14,900	2015	0105	22,500	2014	0105	22,500
2016	0313	1,686,000	2015	0313	1,512,200	2014	0313	1,512,200
2016	0313	300,900	2015	0313	300,900	2014	0313	300,900
2016	0313	47,300	2015	0313	99,400	2014	0313	99,400
	Total:	2,330,000		Total:	2,215,900		Total:	2,028,500

EXEMPTIONS

Year	Type	Description	Amount
2008	NO	NOT OWNER OCCUP	0.00
		Total:	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
3500/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	466,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	190,800
Special Land Value	0
Total Appraised Parcel Value	2,330,000
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**2,330,000**

NOTES

CONVERTED DAIRY BARN

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
ELE16-0009	07/01/2015	EL	Electric	0		0		INSTL SEC SYSTEM
ELE15-0931	04/14/2015	EL	Electric	0		0		COMPLETE WIRING F
GAS15-0273	04/09/2015	PL	Plumbing	0		0		2 FURNACES, WTR HTI
PLM15-0345	04/08/2015	PL	Plumbing	0		0		23 COMM FIXTURES,10
ELE15-0849	03/24/2015	EL	Electric	0		0		DISCONNECT LOAD CI
BLD15-0766	03/06/2015	RE	Remodel	5,000		0		INSTL 7 SIGNS IN MILL
BLD15-0758	03/02/2015	RE	Remodel	690,000		0		RENOV BARN TO ATKI

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/16/2015	01	1	DB	03	Building Permit Review
06/27/2006	01	1	DB	03	Building Permit Review
04/28/2004			DB	03	Building Permit Review
09/19/2002			TM	00	Measur+Listed
02/16/2000			DB	43	Abatement Chg Reinspect

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
1	031I	Lumber Yrd Ind	CO		414		43,560	SF	4.38	1.0000	C	1.0000	1.00	3500	1.00				1.00		190,800

Total Card Land Units: 1.00 AC | Parcel Total Land Area: 12.01 AC | Total Land Value: 190,800

Property Location: 134 MONTAGUE RD | MAP ID:5A/ / 139/ / | Bldg Name: | State Use:0313

Vision ID: 769 | Account # | Bldg 1 of 5 | Sec #: 1 of 1 | Card 1 of 6 | Print Date 15/2015 07:28

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	24		Supermarket
Model	94		Commercial
Grade	14		A
Stories	1		
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Floor 1	03		Concr-Finished
Interior Floor 2			
Heating Fuel	03		Gas
Heating Type	04		Forced Air-Duc
AC Type	03		Central
Bldg Use	3240		Supermarket
Total Rooms	6		
Total Bedrms	00		
Total Baths	2		
Foundation			
Heat/AC	01		Heat/Ac Pkgs
Frame Type	02		Wood Frame
Baths/Plumbing	02		Average
Ceiling/Wall	06		Ceil & Walls
Rooms/Prtns	02		Average
Wall Height	12		
% Comn Wall	0		

CONSTRUCTION DETAIL (CONTINUED)

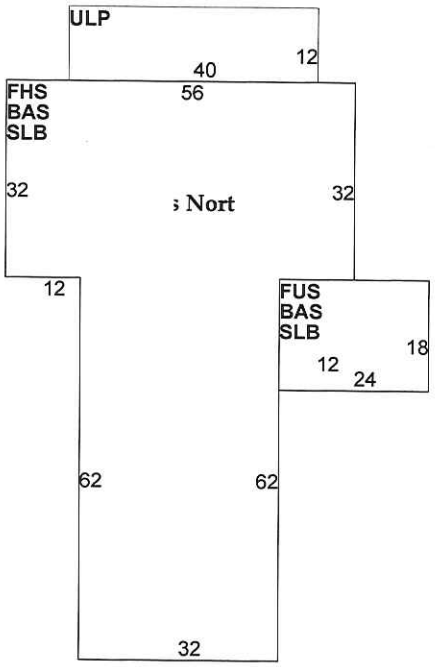
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
031I	Lumber Yrd Ind	100

COST/MARKET VALUATION

Adj. Base Rate:	83.06
Replace Cost	548,207
AYB	1850
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	0
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	UC
% Complete	85
Overall % Cond	85
Apprais Val	466,000
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	4,208	4,208	4,208	83.06	349,524
FHS	Half Story, Finished	1,888	3,776	1,888	41.53	156,820
FUS	Upper Story, Finished	432	432	432	83.06	35,883
SLB	Slab	0	4,208	0	0.00	0
ULP	Loading Platform, Unfinished	0	480	72	12.46	5,980
	Ttl. Gross Liv/Lease Area:	6,528	13,104	6,600		548,207

Property Location: 134 MONTAGUE RD | MAP ID:5A/ / 139/ / | Bldg Name: | State Use:0313

Vision ID: 769 | Account # | Bldg 2 of 5 | Sec #: 1 of 1 | Card 2 of 6 | Print Date 15/2015 07:28

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
W D COWLS INC	1 Level	2 Public Water	1 Paved	2 Suburban
P.O. BOX 9677	4 Rolling	3 Public Sewer	5 Curb & Gutter	
AMHERST, MA 01059-9677			6 Sidewalk	
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: 116-134 MONTAGUE RI
Calc Frontag 2033.7
BIDIN
BIDOUT
GIS ID: 5A-139
Precinct
Vote At
Tenant
Parent
Created
ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	0105	280,900	280,900
RESIDNTL	0105	14,900	14,900
COMMERC.	0313	1,686,000	1,686,000
COM LAND	0313	300,900	300,900
COMMERC.	0313	47,300	47,300
	Total	2,330,000	2,330,000

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
W D COWLS INC	1571/ 14	05/01/1970			0	
W D COWLS INC	1480/ 588	01/01/1966			0	
W D COWLS INC	1213/ 346	01/12/1956			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	0105	280,900	2015	0105	280,900	2014	0105	280,900
2016	0105	14,900	2015	0105	22,500	2014	0105	22,500
2016	0313	1,686,000	2015	0313	1,512,200	2014	0313	1,512,200
2016	0313	300,900	2015	0313	300,900	2014	0313	300,900
2016	0313	47,300	2015	0313	99,400	2014	0313	99,400
	Total:	2,330,000		Total:	2,215,900		Total:	2,028,500

EXEMPTIONS

Year	Type	Description	Amount
2008	NO	NOT OWNER OCCUP	0.00
		Total:	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	279,100
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	30,200
Appraised Land Value (Bldg)	110,100
Special Land Value	0
Total Appraised Parcel Value	2,330,000
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**2,330,000**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
3500/A				

NOTES

SAWMILL & HSE A/C IN HSE
FY98-NW PARCEL COMB 5A-
43,129 & 31 SING FAMLY
I&E NOT RTND FOR FY03
WD COWLS-OFFICER RES
(OWNER OCC)BRN4:LOFT FL
UNSAFE/OWNER FCP ATT TO
SHD1(432SF)LIVING SPACE:
1ST:K,LR,DR,FR,.5 BTH
2ND:4 BR,2 BTHS

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/16/2015	01	1	DB	03	Building Permit Review
06/27/2006	01	1	DB	03	Building Permit Review
04/28/2004			DB	03	Building Permit Review
09/19/2002			TM	00	Measur+Listed
02/16/2000			DB	43	Abatement Chg Reinspect

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
2	0313	Lumber Yrd Com	CO				11.01	AC	10,000.00	1.0000	0	1.0000	1.00	3500	1.00			1.00		110,100

Total Card Land Units: 11.01 AC | Parcel Total Land Area: 12.01 AC | Total Land Value: 110,100

Property Location: 134 MONTAGUE RD | MAP ID:5A/ / 139/ / | Bldg Name: | State Use:0313

Vision ID: 769 | Account # | Bldg 2 of 5 | Sec #: 1 of 1 | Card 2 of 6 | Print Date 15/2015 07:28

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	18		Office Bldg
Model	94		Commercial
Grade	08		C
Stories	2		
Occupancy	2		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	11		Slate
Interior Wall 1	03		Plaster/Skimc
Interior Wall 2			
Interior Floor 1	12		Hardwood
Interior Floor 2			
Heating Fuel	02		Oil
Heating Type	06		Steam
AC Type	01		None
Bldg Use	3130		Lumber Yrd
Total Rooms			
Total Bedrms	00		
Total Baths	0		
Foundation			
Heat/AC	02		Heat/Ac Split
Frame Type	02		Wood Frame
Baths/Plumbing	02		Average
Ceiling/Wall	06		Ceil & Walls
Rooms/Prtns	02		Average
Wall Height	9		
% Comn Wall	0		

CONSTRUCTION DETAIL (CONTINUED)

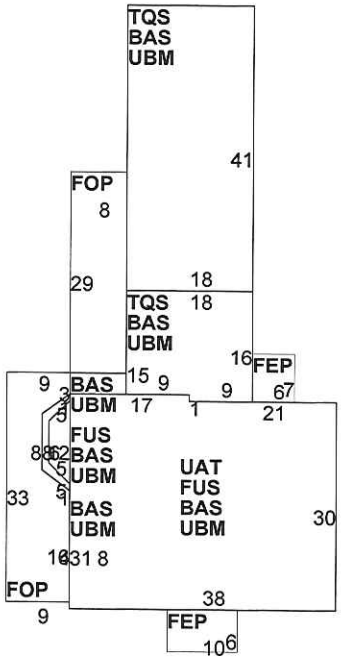
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
0313	Lumber Yrd Com	100

COST/MARKET VALUATION

Adj. Base Rate:	78.38
Replace Cost	429,350
AYB	1770
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	35
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	65
Apprais Val	279,100
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR1	Garage-Ave			L	1,688	20.00	1950		0		50	16,900
BRN2	Barn w Basemer			L	2,640	13.00	1950		0		10	3,400
SHD1	Shed Frame			L	432	8.00	1950		0		50	1,700
FCP	Carport			L	1,368	15.00	1950		0		40	8,200
FPL3	Fireplace 2 St			B	2	4,000.00	1979		1		0	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,242	2,242	2,242	78.38	175,721
FEP	Porch, Enclosed, Finished	0	102	82	63.01	6,427
FOP	Porch, Open, Finished	0	485	194	31.35	15,205
FUS	Upper Story, Finished	1,184	1,184	1,184	78.38	92,798
TQS	Three Quarter Story	763	1,017	763	58.80	59,802
UAT	Attic, Unfinished	0	1,157	116	7.86	9,092
UBM	Basement, Unfinished	0	2,242	897	31.36	70,304
	Ttl. Gross Liv/Lease Area:	4,189	8,429	5,478		429,350

Property Location: 134 MONTAGUE RD | MAP ID:5A/ / 139/ / | Bldg Name: | State Use:0313

Vision ID: 769 | Account # | Bldg 3 of 5 | Sec #: 1 of 1 | Card 3 of 6 | Print Date 15/2015 07:28

CURRENT OWNER

W D COWLS INC

P.O. BOX 9677

AMHERST, MA 01059-9677

Additional Owners:

TOPO.		UTILITIES		STRT./ROAD		LOCATION	
1	Level	2	Public Water	1	Paved	2	Suburban
4	Rolling	3	Public Sewer	5	Curb & Gutter		
				6	Sidewalk		

SUPPLEMENTAL DATA

Other ID: 116-134 MONTAGUE RI

Calc Frontag 2033.7

BIDIN

BIDOUT

GIS ID: 5A-139

Precinct

Vote At

Tenant

Parent

Created

ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	0105	280,900	280,900
RESIDNTL	0105	14,900	14,900
COMMERC.	0313	1,686,000	1,686,000
COM LAND	0313	300,900	300,900
COMMERC.	0313	47,300	47,300
	Total	2,330,000	2,330,000

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
W D COWLS INC	1571/ 14	05/01/1970			0	
W D COWLS INC	1480/ 588	01/01/1966			0	
W D COWLS INC	1213/ 346	01/12/1956			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	0105	280,900	2015	0105	280,900	2014	0105	280,900
2016	0105	14,900	2015	0105	22,500	2014	0105	22,500
2016	0313	1,686,000	2015	0313	1,512,200	2014	0313	1,512,200
2016	0313	300,900	2015	0313	300,900	2014	0313	300,900
2016	0313	47,300	2015	0313	99,400	2014	0313	99,400
	Total:	2,330,000		Total:	2,215,900		Total:	2,028,500

EXEMPTIONS

Year	Type	Description	Amount
2008	NO	NOT OWNER OCCUP	0.00
		Total:	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
3500/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	280,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	14,900
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	2,330,000
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**2,330,000**

NOTES

116 MONTAGUE RD

1ST:1-2 BR,K,LR,DR,BTH

2ND:1-3 BR(2=TANDEM),

K,LR,DR,BTH APT

1-1 BR,K,LR,BTH APT

BSMT=DIRT FLR

BRN7:OPEN 1 SIDE

BRN4 ATT TO REAR OF HSE

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/16/2015	01	1	DB	03	Building Permit Review
06/27/2006	01	1	DB	03	Building Permit Review
04/28/2004			DB	03	Building Permit Review
09/19/2002			TM	00	Measur+Listed
02/16/2000			DB	43	Abatement Chg Reinspect

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
3	0105	Three Fam	CO				0	SF	3.60	1.1500	C	1.0000	1.00	3500	1.00			.00		0

Total Card Land Units: 0.00 AC | Parcel Total Land Area: 12.01 AC | Total Land Value: 0

Property Location: 134 MONTAGUE RD | MAP ID:5A/ / 139/ / | Bldg Name: | State Use:0313

Vision ID: 769 | Account # | Bldg 3 of 5 | Sec #: 1 of 1 | Card 3 of 6 | Print Date 15/2015 07:28

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	09		Family Flat
Model	01		Residential
Grade	10		B-
Stories	2		2 Stories
Occupancy	3		
Exterior Wall 1	07		Asbest Shingle
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	11		Slate
Interior Wall 1	03		Plaster/Skimc
Interior Wall 2			
Interior Flr 1	09		Pine/Soft Wood
Interior Flr 2			
Heat Fuel	02		Oil
Heat Type	05		Hot Water
AC Type	01		None
Total Bedrooms	06		6 Bedrooms
Total Bthrms	3		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms	14		14 Rooms
Bath Style	02		Average
Kitchen Style	02		Modern

CONSTRUCTION DETAIL (CONTINUED)

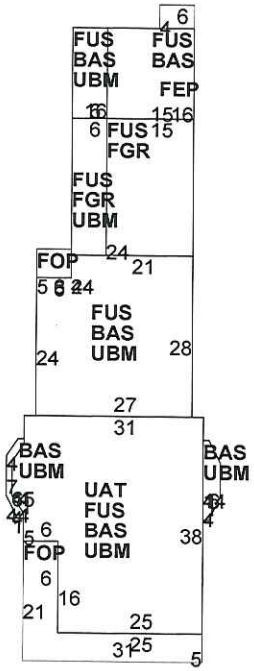
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
0105	Three Fam	100

COST/MARKET VALUATION

Adj. Base Rate:	89.13
Replace Cost	484,345
AYB	1850
Dep Code	FR
Remodel Rating	
Year Remodeled	
Dep %	42
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	58
Apprais Val	280,900
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BRN4	Barn w Bsmt &			L	2,184	15.00	1950		0		45	14,700
LNT	Lean-To			L	171	3.00	1950		0		30	200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,219	2,219	2,219	89.13	197,785
FEP	Porch, Enclosed, Finished	0	24	17	63.14	1,515
FGR	Garage, Finished	0	504	202	35.72	18,005
FOP	Porch, Open, Finished	0	281	56	17.76	4,991
FUS	Upper Story, Finished	2,672	2,672	2,405	80.23	214,363
UAT	Attic, Unfinished	0	1,100	110	8.91	9,805
UBM	Basement, Unfinished	0	2,123	425	17.84	37,881
	Ttl. Gross Liv/Lease Area:	4,891	8,923	5,434		484,345

Property Location: 134 MONTAGUE RD | MAP ID:5A/ / 139/ / | Bldg Name: | State Use:0313

Vision ID: 769 | Account # | Bldg 4 of 5 | Sec #: 1 of 1 | Card 4 of 6 | Print Date 15/2015 07:28

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
W D COWLS INC	1 Level	2 Public Water	1 Paved	2 Suburban
P.O. BOX 9677	4 Rolling	3 Public Sewer	5 Curb & Gutter	
AMHERST, MA 01059-9677			6 Sidewalk	
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: 116-134 MONTAGUE RI
Calc Frontag 2033.7
BIDIN
BIDOUT
GIS ID: 5A-139
Precinct
Vote At
Tenant
Parent
Created
ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	0105	280,900	280,900
RESIDNTL	0105	14,900	14,900
COMMERC.	0313	1,686,000	1,686,000
COM LAND	0313	300,900	300,900
COMMERC.	0313	47,300	47,300
	Total	2,330,000	2,330,000

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
W D COWLS INC	1571/ 14	05/01/1970			0	
W D COWLS INC	1480/ 588	01/01/1966			0	
W D COWLS INC	1213/ 346	01/12/1956			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	0105	280,900	2015	0105	280,900	2014	0105	280,900
2016	0105	14,900	2015	0105	22,500	2014	0105	22,500
2016	0313	1,686,000	2015	0313	1,512,200	2014	0313	1,512,200
2016	0313	300,900	2015	0313	300,900	2014	0313	300,900
2016	0313	47,300	2015	0313	99,400	2014	0313	99,400
	Total:	2,330,000		Total:	2,215,900		Total:	2,028,500

EXEMPTIONS

Year	Type	Description	Amount
2008	NO	NOT OWNER OCCUP	0.00
		Total:	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
3500/A				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	310,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	2,330,000
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**2,330,000**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/16/2015	01	1	DB	03	Building Permit Review
06/27/2006	01	1	DB	03	Building Permit Review
04/28/2004			DB	03	Building Permit Review
09/19/2002			TM	00	Measur+Listed
02/16/2000			DB	43	Abatement Chg Reinspect

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
4	031I	Lumber Yrd Ind	CO				0.00	AC	0.00	1.0000	0	1.0000	1.00	3500	1.00			.00		0

Total Card Land Units: 0.00 AC | Parcel Total Land Area: 12.01 AC | Total Land Value: 0

Property Location: 134 MONTAGUE RD | MAP ID:5A/ / 139/ / | Bldg Name: | State Use:0313

Vision ID: 769 | Account # | Bldg 4 of 5 | Sec #: 1 of 1 | Card 4 of 6 | Print Date 15/2015 07:28

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	48		Warehouse
Model	96		Industrial
Grade	08		C
Stories	1		
Occupancy	1		
Exterior Wall 1	04		Single Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	12		Enaml Steel
Interior Wall 1	02		Wall Brd/Wood
Interior Wall 2			
Interior Floor 1	04		Concr Abv Grad
Interior Floor 2			
Heating Fuel	03		Gas
Heating Type	03		Hot Air-No Duc
AC Type	01		None
Bldg Use	031I		Lumber Yrd Ind
Total Rooms			
Total Bedrms	00		
Total Baths	0		
Foundation			
Heat/AC	02		Heat/Ac Split
Frame Type	02		Wood Frame
Baths/Plumbing	02		Average
Ceiling/Wall	02		Ceiling Only
Rooms/Prtns	01		Light
Wall Height	20		
% Comn Wall			

CONSTRUCTION DETAIL (CONTINUED)

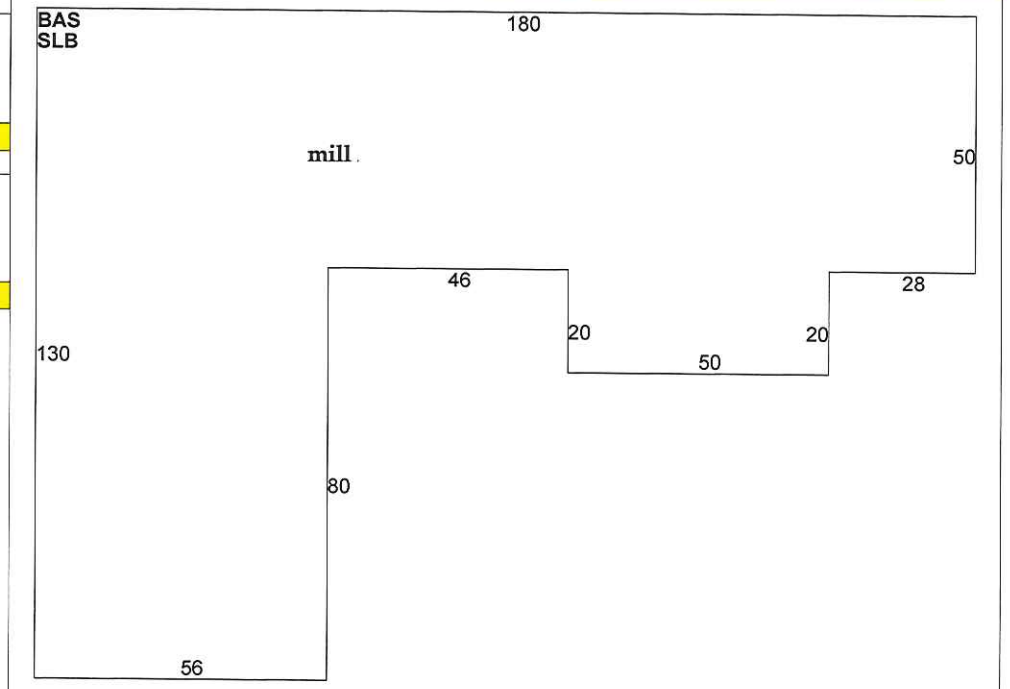
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
031I	Lumber Yrd Ind	100

COST/MARKET VALUATION

Adj. Base Rate:	23.05
Replace Cost	333,764
AYB	2003
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	7
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	93
Apprais Val	310,400
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	14,480	14,480	14,480	23.05	333,764
SLB	Slab	0	14,480	0	0.00	0
	Ttl. Gross Liv/Lease Area:	14,480	28,960	14,480		333,764

Property Location: 134 MONTAGUE RD | MAP ID:5A/ / 139/ / | Bldg Name: | State Use:0313

Vision ID: 769 | Account # | Bldg 5 of 5 | Sec #: 1 of 2 | Card 5 of 6 | Print Dat 15/2015 07:28

CURRE OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
W D COWLS INC	1 Level	2 Public Water	1 Paved	2 Suburban
P.O. BOX 9677	4 Rolling	3 Public Sewer	5 Curb & Gutter	
AMHERST, MA 01059-9677			6 Sidewalk	
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: 116-134 MONTAGUE RI
Calc Frontag 2033.7
BIDIN
BIDOUT
GIS ID: 5A-139
Precinct
Vote At
Tenant
Parent
Created
ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	0105	280,900	280,900
RESIDNTL	0105	14,900	14,900
COMMERC.	0313	1,686,000	1,686,000
COM LAND	0313	300,900	300,900
COMMERC.	0313	47,300	47,300
	Total	2,330,000	2,330,000

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
W D COWLS INC	1571/ 14	05/01/1970			0	
W D COWLS INC	1480/ 588	01/01/1966			0	
W D COWLS INC	1213/ 346	01/12/1956			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	0105	280,900	2015	0105	280,900	2014	0105	280,900
2016	0105	14,900	2015	0105	22,500	2014	0105	22,500
2016	0313	1,686,000	2015	0313	1,512,200	2014	0313	1,512,200
2016	0313	300,900	2015	0313	300,900	2014	0313	300,900
2016	0313	47,300	2015	0313	99,400	2014	0313	99,400
	Total:	2,330,000		Total:	2,215,900		Total:	2,028,500

EXEMPTIONS

Year	Type	Description	Amount
2008	NO	NOT OWNER OCCUP	0.00
		Total:	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	467,400
Appraised XF (B) Value (Bldg)	38,900
Appraised OB (L) Value (Bldg)	17,100
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	2,330,000
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**2,330,000**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
3500/A				

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/16/2015	01	1	DB	03	Building Permit Review
06/27/2006	01	1	DB	03	Building Permit Review
04/28/2004			DB	03	Building Permit Review
09/19/2002			TM	00	Measur+Listed
02/16/2000			DB	43	Abatement Chg Reinspect

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
5	0313	Lumber Yrd Com					0	SF	0.00	1.0000		1.0000	1.00		0.00			.00		0

Total Card Land Units: 0.00 AC | Parcel Total Land Area: 12.01 AC | Total Land Value: 0

Property Location: 134 MONTAGUE RD | MAP ID:5A/ / 139/ / | Bldg Name: | State Use:0313

Vision ID: 769 | Account # | Bldg 5 of 5 | Sec #: 1 of 2 | Card 5 of 6 | Print Date 15/2015 07:28

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	46		Str/Lumber Yrd
Model	96		Industrial
Grade	09		C+
Stories	1		
Occupancy	1		
Exterior Wall 1	04		Single Siding
Exterior Wall 2	27		Brick/Stn/Clpb
Roof Structure	03		Gable/Hip
Roof Cover	01		Metal/Tin
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2	01		Minim/Masonry
Interior Floor 1	03		Concr-Finished
Interior Floor 2	14		Carpet
Heating Fuel	02		Oil
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bldg Use	0313		Lumber Yrd Com
Total Rooms			
Total Bedrms	00		
Total Baths	2		
Foundation			
Heat/AC	02		Heat/Ac Split
Frame Type	02		Wood Frame
Baths/Plumbing	02		Average
Ceiling/Wall	02		Ceiling Only
Rooms/Prtns	02		Average
Wall Height	17		
% Comn Wall			

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
0313	Lumber Yrd Com	100

COST/MARKET VALUATION

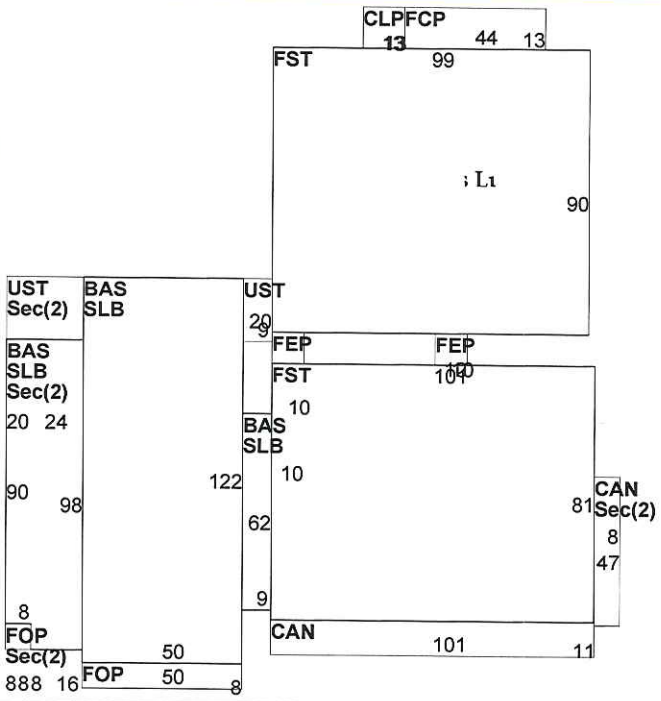
Adj. Base Rate:	34.13
Replace Cost	677,353
AYB	1963
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	31
Functional Obslnc	
External Obslnc	
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	69
Apprais Val	467,400
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
CNP1	Canopy-Avg			L	2,139	8.00	1950		0		100	17,100
SPR3	Sprinklers Dry			B	1,000	0.90	1983		1		100	600
MEZ1	Mezzanine-Unf			B	4,970	8.00	1983		1		100	27,400
A/C	Air Cond			B	7,900	2.00	1983		1		100	10,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	6,658	6,658	6,658	34.13	227,206
CAN	Canopy	0	1,111	333	10.23	11,364
CLP	Loading Platform, Finished	0	169	101	20.39	3,447
FCP	Carport	0	572	343	20.46	11,705
FEP	Porch, Enclosed, Finished	0	200	160	27.30	5,460
FOP	Porch, Open, Finished	0	400	200	17.06	6,825
FST	Utility, Finished	11,964	17,091	11,964	23.89	408,275
SLB	Slab	0	6,658	0	0.00	0
UST	Utility, Storage, Unfinished	0	180	90	17.06	3,071
	Ttl. Gross Liv/Lease Area:	18,622	33,039	19,849		677,353



No Photo On Record

Property Location: 134 MONTAGUE RD | MAP ID:5A/ / 139/ / | Bldg Name: | State Use:0313

Vision ID: 76[illegible] | Account # | Bldg [illegible] 5 of 5 | Sec #: 2 of 2 | Card 6 of 6 | Print Da[illegible]15/2015 07:28

CURR[illegible] OWNER	TOPO.	UTILITIES	STRT./ROAD	L[illegible]TION
W D COWLS INC	1 Level	2 Public Water	1 Paved	2 Suburban
P.O. BOX 9677	4 Rolling	3 Public Sewer	5 Curb & Gutter	
AMHERST, MA 01059-9677			6 Sidewalk	
Additional Owners:				

SUPPLEMENTAL DATA

Other ID: 116-134 MONTAGUE RI
Calc Frontag 2033.7
BIDIN
BIDOUT
GIS ID: 5A-139
Precinct
Vote At
Tenant
Parent
Created
ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL	0105	280,900	280,900
RESIDNTL	0105	14,900	14,900
COMMERC.	0313	1,686,000	1,686,000
COM LAND	0313	300,900	300,900
COMMERC.	0313	47,300	47,300
	Total	2,330,000	2,330,000

601
AMHERST, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
W D COWLS INC	1571/ 14	05/01/1970			0	
W D COWLS INC	1480/ 588	01/01/1966			0	
W D COWLS INC	1213/ 346	01/12/1956			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	0105	280,900	2015	0105	280,900	2014	0105	280,900
2016	0105	14,900	2015	0105	22,500	2014	0105	22,500
2016	0313	1,686,000	2015	0313	1,512,200	2014	0313	1,512,200
2016	0313	300,900	2015	0313	300,900	2014	0313	300,900
2016	0313	47,300	2015	0313	99,400	2014	0313	99,400
	Total:	2,330,000		Total:	2,215,900		Total:	2,028,500

EXEMPTIONS

Year	Type	Description	Amount
2008	NO	NOT OWNER OCCUP	0.00
		Total:	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	124,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	2,330,000
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	**2,330,000**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
3500/A				

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/16/2015	01	1	DB	03	Building Permit Review
06/27/2006	01	1	DB	03	Building Permit Review
04/28/2004			DB	03	Building Permit Review
09/19/2002			TM	00	Measur+Listed
02/16/2000			DB	43	Abatement Chg Reinspect

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
5	0313	Lumber Yrd Com					0	SF	0.00	1.0000		1.0000	1.00		0.00				.00		0

Total Card Land Units: 0.00 AC | Parcel Total Land Area: 12.01 AC | Total Land Value: 0

Property Location: 134 MONTAGUE RD | MAP ID:5A/ / 139/ / | Bldg Name: | State Use:0313

Vision ID: 769 | Account # | Bldg 5 of 5 | Sec #: 2 of 2 | Card 6 of 6 | Print Dat 15/2015 07:28

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	17		Retail
Model	96		Industrial
Grade	09		C+
Stories	1		
Occupancy	1		
Exterior Wall 1	04		Single Siding
Exterior Wall 2	27		Brick/Stn/Clpb
Roof Structure	03		Gable/Hip
Roof Cover	01		Metal/Tin
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2	01		Minim/Masonry
Interior Floor 1	03		Concr-Finished
Interior Floor 2	14		Carpet
Heating Fuel	02		Oil
Heating Type	04		Forced Air-Duc
AC Type	01		None
Bldg Use	0313		Lumber Yrd Com
Total Rooms			
Total Bedrms	00		
Total Baths	2		
Foundation			
Heat/AC	02		Heat/Ac Split
Frame Type	02		Wood Frame
Baths/Plumbing	02		Average
Ceiling/Wall	02		Ceiling Only
Rooms/Prtns	02		Average
Wall Height	17		
% Comn Wall			

CONSTRUCTION DETAIL (CONTINUED)

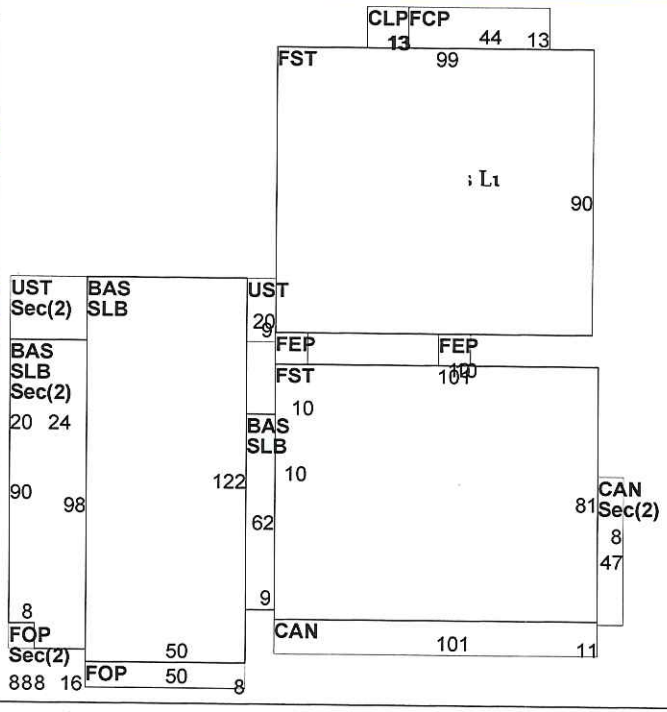
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
0313	Lumber Yrd Com	100

COST/MARKET VALUATION

Adj. Base Rate:	49.96
Replace Cost	133,548
AYB	2006
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	7
Functional Obslnc	
External Obslnc	
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	93
Apprais Val	124,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



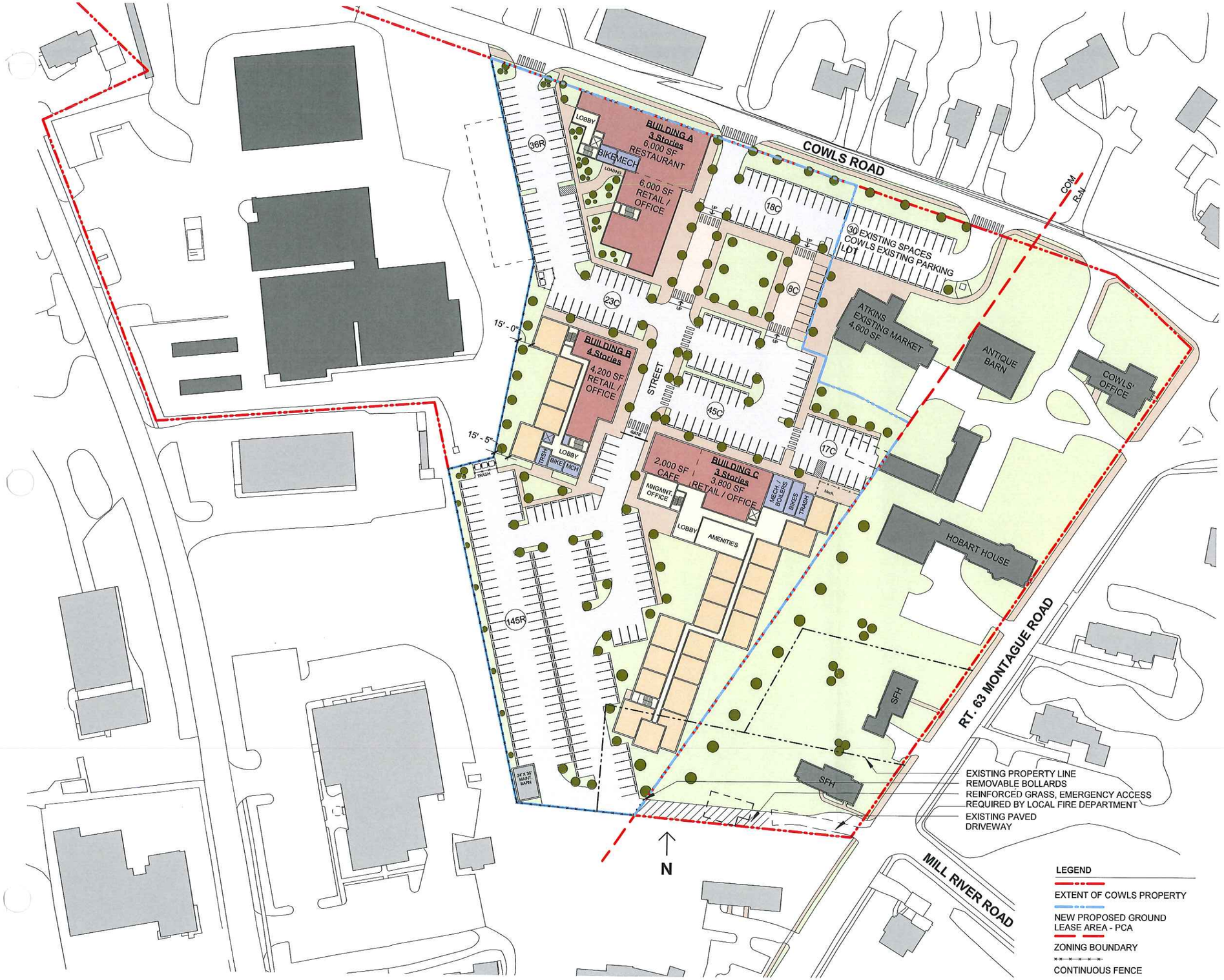
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

No Photo On Record

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,288	2,288	2,288	49.96	114,313
CAN	Canopy	0	376	113	15.02	5,646
FOP	Porch, Open, Finished	0	64	32	24.98	1,599
SLB	Slab	0	2,288	0	0.00	0
UST	Utility, Storage, Unfinished	0	480	240	24.98	11,991
	Ttl. Gross Liv/Lease Area:	2,288	5,496	2,673		133,548



Site	
Proposed Site - PCA:	231,220 SF
Proposed Landscaped Area:	42,815 SF
Proposed Walkways Area:	23,190 SF
Proposed Parking Area:	105,920 SF

New Retail	
Proposed:	22,000 SF NET

New Residential	
Proposed:	155,590 SF GROSS 147,570 SF NET
# Flats:	130 Units

Existing Market (Atkins)	
Original Building:	4,600 SF GROSS

Parking Requirements	
Retail Parking Required	111 Spaces

Total Parking Provided	
Retail Parking Provided	111 Spaces
Resid. Parking Provided	181 Spaces
Total Parking Provided	292 Spaces

Retail Parking Ratio Within Ground Lease Area (Atkins Not Included)

*Atkin Parking Not Included
(111 Spaces /22,000 SF)
5 Spaces per 1,000 SF

Residential Parking Ratio:

(181 Spaces /130 Units)
1.39 Space / Unit

3 & 4 STORIES
08-03-16

PCA
ARCHITECTURE PLANNING INTERIORS

AMHERST - MILL DISTRICT MASTER PLANNING
PROPOSED SITE PLAN

08/03/16 | Scale: 1" = 100'-0" | A000

BEACON communities