

DIX, DIANE L - TENANT IN COMMON
LACLAIRE, LEIGHTON T - TENANT IN COMMON
600 BAY RD
AMHERST MA 01002

B35643P322

Property Data			Assessment Record				
Neighborhood	5 Little Sebago		Year	Land	Buildings	Exempt	Total
Tree Growth Year	0		2011	118,675	43,463	0	162,138
REVIEW	0		2012	118,675	43,463	0	162,138
Building Permit	0		2013	118,675	43,463	0	162,138
Zone/Land Use	12 Limited Residential		2014	118,675	43,463	0	162,138
Secondary Zone			2015	118,700	43,500	0	162,200
Topography	1 Level		2016	118,700	43,500	0	162,200
1. Well	4. Below St	7.	2017	118,700	43,500	0	162,200
2. Rolling	5. Low	8.	2018	118,700	43,500	0	162,200
3. Above St	6. Swampy	9.	2019	194,800	78,800	0	273,600
Utilities	8 No Water 6 Septic System		2020	194,800	78,800	0	273,600
1. Public	4. Dr. Well/Po	7. Cesspool	2021	194,800	78,800	0	273,600
2. Water	5. Dug Well	8. Lake	2022	194,800	78,800	0	273,600
3. Holding Ta	6. Septic	9. None	2023	194,800	99,900	0	294,700
Street	3 Gravel		Calc.	389,500	135,700	0	525,200
1. Paved	4. Proposed	8.					
2. Semi Imp	5. R/O/W	9.					
3. Gravel	6.						

Inspection Witnessed By:

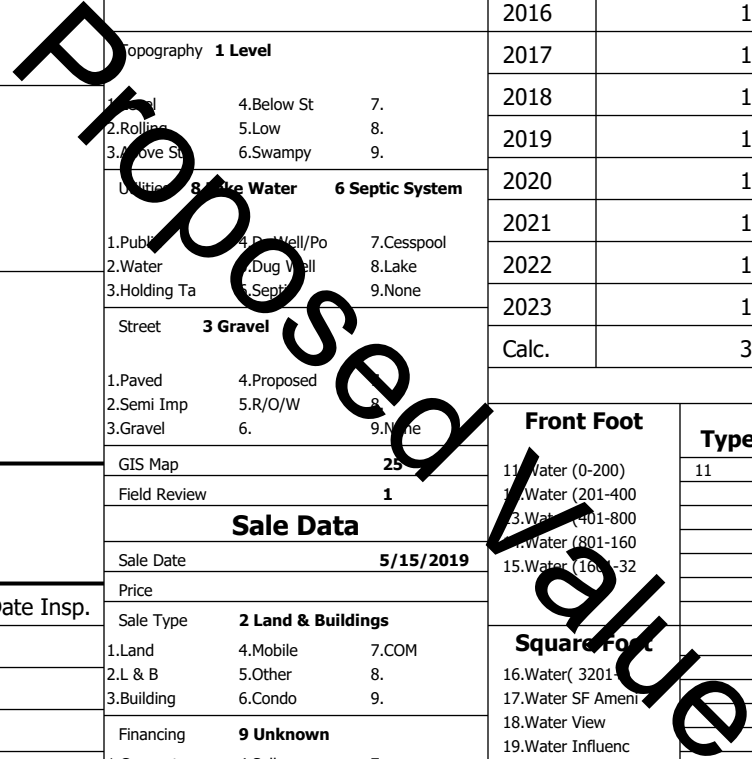
X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

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Sale Data		
Sale Date	5/15/2019	
Price		
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	9 Unknown	
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity	2 Related Parties	
1. Valid	4. Split	7. Multiple
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9. Estate
Verified	5 Public Record	
1. Buyer	4. Agent	7. Family
2. Seller	5. Pub Rec	8. Other
3. Lender	6. MLS	9.

Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11	070	000	100 %	0	1. Unimproved
			%		2. Excess Frtg
			%		3. Topography
			%		4. Size/Shape
			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
			%		30. Blueberry(1-20
			%		31. Blueberry(21 -
			%		32. Crop Land
			%		33. Pasture
			%		34. Shorefront B
			%		35. Shorefront C
20		0.17	100 %	0	36. ANTENNA SITE
			%		37. Softwood TG
			%		38. Mixed Wood TG
			%		39. Hardwood TG
			%		40. Wasteland
			%		41. Woodland
			%		42. Mobile Home Si
			%		43. Camp Site
			%		44. Lot Improvemen
			%		45. BA SF - Oce
			%		46. SP Meadow Cond
Total Acreage					0.17



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Map Lot 025-306-010-000

Account 3653

Location 24 LOON LN

Card 1

Of 1

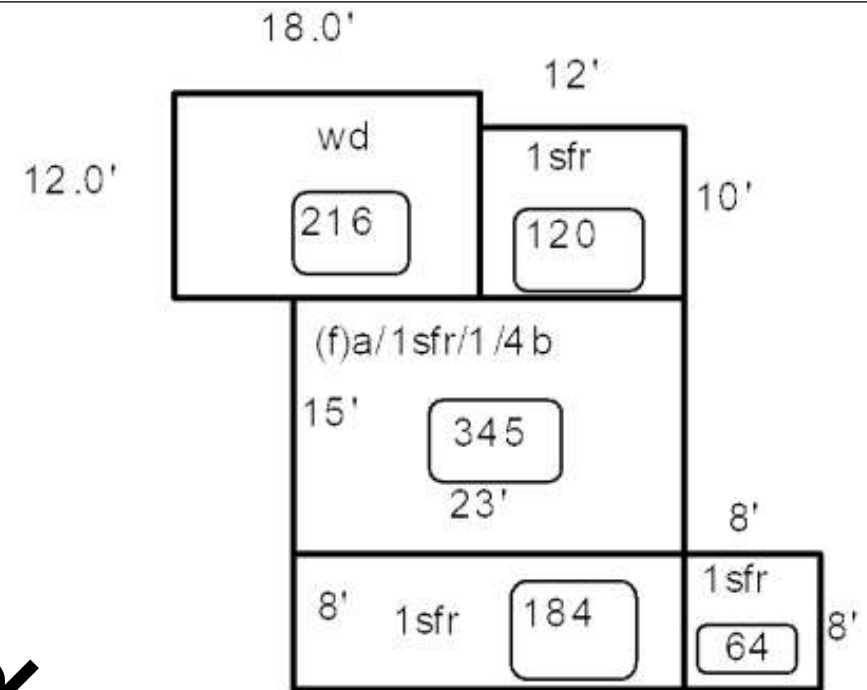
8/05/2024

Building Style 11 Cottage/Camp	SF Bsmt Living 0	Layout 1 Typical
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 9 Not Heated - Entire	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA Dwelling 9.None	Attic 4 Full Finished
Dwelling Units 1	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories 1 One Story	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 9 None
2.2 5.1.75 8.	1.Central 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls 1 Clapboard	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style 3 Old Style	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 3 Average 110%
3.Compos./ 7.Stone 11.Concret	2.Typical 5. 8.	1.E Grade 4.B Grade 7.SC Grade
4.Asbestos 8.Wood Shi 12.Wood Bo	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.
Roof Surface 3 Metal	Bath(s) Style 3 Old Style	3.E Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 345
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition 5 Good
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor Avg 7.V G
SF Masonry Trim 0	# Rooms 3	2.Fair Avg 8.Exc
SOLAR VOLTAIC 0	# Bedrooms 2	3.Avg- Good 9.Same
OPEN-4- 0	# Full Baths 2	Phys. % Good 0%
Year Built 1920	# Half Baths 0	Funct. % Good 100%
Year Remodeled 0	# Addn Fixtures 0	Functional Code 9 None
Foundation 3 Brick &/or Stone	# Fireplaces 1	1.Incomp 4.Delap 5.Layoff
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 6.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style None
3.Br/Stone 6.Piers 9.		Econ. % Good 100%
Basement 1 1/4 Basement		Economic Code None
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.Crwl 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars 0		Entrance Code 0
Wet Basement 1 Dry Basement		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code 0
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 8/26/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
1 One Story Frame	0	120	0 0	0	0	100 %	
1 One Story Frame	0	184	0 0	0	0	100 %	
88 Boat House	0	240	0 0	0	0	100 %	
24 Frame Shed	0	60	2 100	4	0	100 %	
68 Wood Deck	0	216	0 0	0	0	100 %	
1 One Story Frame	2021	64	0 0	0	0	100 %	
						%	%
						%	%
						%	%
						%	%
						%	%



Proposed Value