

Town of Goshen



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
0		LAKE DR, GOSHEN

**IN PROCESS APPRAISAL SUMMAR**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
132			0.110	2,400	2,400
Total Card			0.110	2,400	2,400
Total Parcel			0.110	2,400	2,400
Source: Market Adj Co		Total Value per SQ unit /Car		N/A	/Parc N/A

**Legal Description**

Entered Lot Size	
Total Land: 4791	
Land Unit Type	SF

**User Acct**

665
GIS Ref
GIS Ref
Insp Date

**OWNERSHIP**

Owner	HARPER ROY J & RITA C
Owner	C/O RYAN JOHN
Owner	
Street	644 MAIN ST STE 50
Street	
Twn/Cit	AMHERST
St/Prov	MA Cntr Own Oc
Postal:	01002-2428 Type

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Item	Land Size	Land Valu	Total Valu	Asses'd Valu	Notes	Date
2009	132	PV		0	.11	2,400	2,400	2,400	FY09 PRELIM CONN	5/5/2008
2008	132	FV		0	.11	2,400	2,400	2,400		4/11/2008
2007	132	FV		0	.11	2,400	2,400	2,400	2007 commitment	6/26/2007
2006	132	FV		0	.11	2,200	2,200	2,200	2006 COMMITMENT	4/6/2006
2006	132	PV		0	.	1,100	1,100		FROM ASSESSED V	11/8/2005
2005	132	CONV		0	.	1,100			FROM ASSESSED V	9/9/2005
2005	132	FV		0	.	1,100			FROM ASSESSED V	3/3/2006

**Parcel ID** 10A-0-402-0

**PAT ACCT.** 212

**USER DEFINED**

Prior Id #	
Prior Id #	
Prior Id #	
Prior Id #	
Prior Id #	
Prior Id #	
Prior Id #	
Prior Id #	
ASR Map	
Fact Dist:	
Reval Dis	
Year:	
LandReas	
BldReason	

**PREVIOUS OWNER**

Owner	
Owner	
Street	
Twn/Cit	
St/Prov	
Postal:	

**NARRATIVE DESCRIPTION**  
 This Parcel contains .11 ACRES of land mainly classified as UNDEV

**SALES INFORMATION**

Grantor	Legal Ref	Typ	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL	Value	Notes
N/A	1306/270		7/31/1951			0	No	No			

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Cod	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name

**PROPERTY FACTORS**

Ite	Code	Descip	%	Item	Cod	Descip
Z	RA	RA	100	U		
o				t		
n				i		
Census:						
Flood Haz:						
D				xmpt		
s				Topo		
t				Stree		
				Traffi		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Facto	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh eigh	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class %	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		4791		SQUARE	PRIME SITE		0	0.74	0.689	HP	1.10	R		VACAN	-90	2,441					2,400	

Total AC/H	0.109986	Total SF/S	4791.00	Parcel LU	132 UNDEV	Prime NB D	HAMMOND	Total:	Spl Cre	Total:
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**EXTERIOR INFORMATION**

Type:   
 Sty Ht:   
 (Liv) Units  Total:   
 Foundatio:   
 Frame:   
 Prime Wa:   
 Sec Wall:  %  
 Roof Stru:   
 Roof Cov:   
 Color:   
 View / De:

**BATH FEATURES**

Full Ba:  Ratin:   
 A Bath:  Ratin:   
 3/4 Bat:  Ratin:   
 A 3QB:  Ratin:   
 1/2 Bat:  Ratin:   
 A HBth:  Ratin:   
 OthrFix:  Ratin:

**COMMENTS**

**SKETCH**

**GENERAL INFORMATION**

Grade:   
 Year Bilt:  Eff Yr Bilt:   
 Alt LUC:  Alt %:   
 Jurisdict:  Fact:   
 Const Mod:   
 Lump Sum Adj:

**OTHER FEATURES**

Kits:  Ratin:   
 A Kits:  Ratin:   
 Frpl:  Ratin:   
 WSFlu:  Ratin:

**CONDO INFORMATION**

Locatio:   
 Unit #:   
 Floor:   
 % Own:   
 Name:

**RESIDENTIAL GRID**

1st Res G	Des	# Unit
Level	FY LR DR D K FR RR BR FB HB L O	
Othe		
Upp		
Lvl 2		
Lvl 1		
Low		
Total	RM's:	BR Bath H

**REMODELING RES BREAKDOWN**

Exterior	No Uni	RMS	BRS	FL
Interior:				
Addition:				
Kitchen:				
Baths:				
Plumbin:				
Electric:				
Heating:				
General:				
Totals				

**INTERIOR INFORMATION**

Avg Ht/FL:   
 Prim Int:   
 Sec Int W:  %  
 Partition:   
 Prim Floo:  %  
 Sec Floor:  %  
 Bsmnt Flr:   
 Bsmnt Ga:

**DEPRECIATION**

Phys Con AV - Average	0%
Functiona	%
Economic	%
Special:	%
Override:	%
Total: 0%	

**CALC SUMMARY**

Basic \$ / SQ:   
 Size Adj.: 1  
 Const Adj.: 8  
 Adj \$ / SQ:   
 Grade Factor:   
 Other Features: 0  
 Neighborhood I: 1  
 LUC Factor: 1.00  
 Adj Total: 0  
 Depreciation: 0  
 Depreciated To: 0

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/S	AvRat	Ind.V		
Juris. Factor:	Val/Su Fin			
Special Featur 0	Val/Su Ne			
Final Total: 0	Val/Su Sz			

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:		Total:		
Size A	Gross Ar	FinAr		

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/Qty	Size/Dim	Qual	Con	Year	Unit Price	D/Dep	LUC	Fact NB F	Appr Value	JCo JFac	Juris. Value
More N	Total Yard Ite	Total Special Feature		Total:										

**PARCEL ID 10A-0-402-0**

**IMAGE**



HESTERFIELD

765

731.21

SEE MAP 10  
MATCH LINE

804

SEE SHEET  
10

150.21  
1108.4  
38.6  
181.21  
207.21

440 (S)

809

117.25  
155 (S)

HEMLOCK ROAD

851

408  
406  
405

402  
401  
400

140.00

228.47  
235.00

2215 (S)

120

119

118

116

114

112

111

110

109

539

537

501

503

504

505

506

507

MAPLE

250

547

858

150

100

200

125

200

492.94

2215

878

(B)

250

(D)

236.68

240.26

(B)

967.69

247.93

(E)

450.36

876

587.67

188.74

43.82

60.94

40.63

200

90  
175  
136.00  
50  
9  
74

1012.00  
81.00  
125

117.25

140.00

228.47

235.00

2215 (S)

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