

KENWORTHY ANN C/CALDWELL HAMILTON PETER III
93 HIGH POINT DRIVE
AMHERST, MA 01002

43-3N-28-509C-0087-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

15 CONC BLOCK 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units BUD8 Adjustme Occupancy

030508140304
COMP SHNGL 100 DRYWALL 100 SHT VINYL 50 CARPET 50 CENTRAL 100 AIR DUCTED 100 3 100 2 100 WOOD FRAME 100 1. 1. 100 0 100 DIST 01 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

020100
Quality Level 02 SINGLE FAMILY MKT AREA 04 4032.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

1,28810019931,288142,83880301993242,66135745199316117,855

TOTALS1,7251,473163,355

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A0000200.00SF6.506.5010019901990357741

20810CONCRETE A0000648.00SF5.855.85100200020003772,919

30910SCRN RM L0001210120.00SF15.0015.0010020002000320360

40510GARAGE WD-002835980.00SF35.0035.001002013201336823,324

50810CONCRETE A001014140.00SF6.506.5010020132013393846

60810CONCRETE A001012120.00SF6.506.5010020132013393725

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0RSF-10.000.001.00LT1.001.001.00100,000.00100,000.00100,000

REVIEW DATE 01/20/2023 BY DJA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900011,47398.8380130.47192,182198419940015.0085.00

1 SNGL FAM - 0% - 0 Heated Area: 1288 HX Base Yr

UGR 1993

FOP 1993

BAS 1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

163,35528,915100,000292,27099,627192,6430192,643292,2700247,271

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2800/8986/12/2025QCUCI11100

GRANTOR: ANN KENWORTHY POTTERY

GRANTEE: KENWORTHY ANN C

1839/10892/11/2013WDQCI0297,000

GRANTOR: MATHEWS JOHN & HONI B

GRANTEE: ANN KENWORTHY POTTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 UGR=[YR=1993] N5 W17 S21 E17 N16 \$ S28 FOP=[YR=1993] S4 E20 N4 W20\$ E46 N28 \$.