

Property Location: 45 NELSON ST
Vision ID: 2499

Account #2542

MAP ID:2C/ 4/ 322/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/27/2014 19:55

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
DAVIDSON MARY K 45 NELSON ST EAST LONGMEADOW, MA 01028 Additional Owners:				1	TYPCL					Description	Code	Appraised Value	Assessed Value														
										RESIDENTL.	101	49,300	49,300														
										RES LAND	101	52,700	52,700														
										RESIDENTL.	101	400	400														
SUPPLEMENTAL DATA																											
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375614_2854055						Received Prior ID Owner Occ Y Final Area 1347 Current Ac. .09642 ASSOC PID#																					
Total										102,400				102,400													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
DAVIDSON MARY K ROSS,MARY ANN ROSS MARY ANN, ROSS MARY ANN, ROSS MARY ANN,				17366/ 90 15153/ 436 12421/ 477 11894/ 314 03132/ 0459		06/25/2008 07/05/2005 12/18/2001 10/01/2001 08/12/1965		U	I	139,500 1 1 A 1 A 0		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
													2014	B	52,000		2013	B	67,200		2012	B	71,500				
													2014	L	44,900		2013	L	45,400		2012	L	47,900				
													Total:		96,900		Total:		112,600		Total:		119,400				
EXEMPTIONS				OTHER ASSESSMENTS																							
Year	Type	Description		Amount		Code	Description		Number	Amount		Comm. Int.		This signature acknowledges a visit by a Data Collector or Assessor													
Total:																											
ASSESSING NEIGHBORHOOD																											
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch					Appraised Bldg. Value (Card) 49,300 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 400 Appraised Land Value (Bldg) 52,700 Special Land Value 0 Total Appraised Parcel Value 102,400 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 102,400											
0001/A								101			MF																
NOTES																											
SUMP PUMP WB SHED EST MEAS AT CYCLICAL																											
BUILDING PERMIT RECORD												VISIT/ CHANGE HISTORY															
Permit ID		Issue Date		Type	Description		Amount		Insp. Date		% Comp.	Date Comp.		Comments		Date		Type	IS	ID	Cd.	Purpose/Result					
																04/08/2004 06/10/1992 08/01/1990 05/30/1980				311 131 131 500	3 14 2 3	MEAS+INSPCTD INSPECTED MEASURED MEAS+INSPCTD					
LAND LINE VALUATION SECTION																											
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	SF	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	101	ONE FAM		RC				4,200		15.29	0.8200	3	1.0000	1.00	MF	1.00			Spec Use	Spec Calc	1.00		12.54	52,700			
Total Card Land Units:				0.10		AC		Parcel Total Land Area:				0.1 AC				Total Land Value:										52,700	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	15		OLD STYLE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.75		1 3/4 Stories	Int vs Ext	S		
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		71.86	
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost		111,959	
Heat Type	5		STEAM	AYB		1924	
AC Type	01		NONE	EYB		1958	
Bedrooms	3			Dep Code		FR	
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		56	
Total Rooms	5			Functional Obslnc			
Bath Style	F		FAIR	External Obslnc			
Kitchen Style	F		FAIR	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		44	
Basement Floor	12			Apprais Val		49,300	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			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
02	SHED/FR			L	80	7.48	2013	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	720		14.37	10,348
EFP	ENCL PORCH	0	36		21.96	790
FFL	1ST FLOOR	708	708		71.86	50,877
HST	HALF STORY	18	36		35.93	1,293
OPF	OPEN PORCH	0	144		6.99	1,006
OSP	SCRN PORCH	0	144		10.98	1,581
TQS	3/4 STORY	621	828		53.90	44,625
WDK	WOOD DECK	0	144		9.98	1,437

Ttl. Gross Liv/Lease Area:		1,347	2,760	1,558		111,959
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OSP	12	WDK	12
12		12	12
6	6		12
HST		TQS	12
EFP	6	FFL	
BMT		BMT	
2			
FFL	6	6	6
6			
12			
2			30
12			
		24	
TQS		24	
OPF			6
6		24	

