

Property Location: 74 NELSON ST
Vision ID: 2644

Account #2690

Bldg #: 1 of 1

Bldg Name: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/27/2014 20:32

CURRENT OWNER

ZEIGLER DAMON A
ZEIGLER JANICE
74 NELSON ST

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

88,500

88,500

RES LAND

101

63,600

63,600

RESIDENTL.

101

200

200

Total

152,300

152,300

1006
AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

ZEIGLER DAMON A
ZEIGLER, JANICE
GITTLES, JOHN T

17942/ 3
13185/ 238
02550/ 0201

08/17/2009
05/09/2003
06/18/1957

U
U
U

I
I
I

10
126,500
0

A
G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

80,900

2013

B

84,800

2012

B

92,300

2014

L

63,000

2013

L

63,600

2012

L

66,800

2014

O

300

2013

O

300

2012

O

300

Total:

144,200

Total:

148,700

Total:

159,400

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MF

NOTES

SUB-DIV #481
UAT MAY BE FINISHED FIELD REV 2014

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

88,500

0

200

63,600

0

152,300

C

0

152,300

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

04/08/2004
05/28/1992
08/13/1990
06/06/1980

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

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

40,000

2.20

0.8200

3

1.0000

0.80

MF

1.00

TOP3

1.00

1.44

57,600

1

101

ONE FAM

RC

1.71

7,000.00

1.0000

0

1.0000

0.50

MF

1.00

TOP4

1.00

3,500.00

6,000

Total Card Land Units:

2.63

AC

Parcel Total Land Area:

2.63

AC

Total Land Value:

63,600

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description			
Style	05		CAPE			#Heat Sys	1					
Model	01		RESIDENTIAL			Central Vac	0		NO			
Grade	C		AVERAGE			FBM Sqft						
Stories	1.50		1 1/2 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									
Roof Cover	1		ASPHALT SH									
Interior Wall 1	2		PLASTER									
Interior Wall 2	8		PLYWD PANL			COST/MARKET VALUATION						
Interior Floor 1	4		CARPET			Adj. Base Rate:			89.65			
Interior Floor 2	3		HARDWOOD									
Heat Fuel	1		OIL			Replace Cost			145,051			
Heat Type	1		FORCED H/A			AYB			1930			
AC Type	03		FULL			EYB			1975			
Bedrooms	2					Dep Code			AV			
Full Baths	1					Remodel Rating						
Half Baths	0					Year Remodeled						
Extra Fixtures	0					Dep %			39			
Total Rooms	6					Functional ObsInc						
Bath Style	A		AVERAGE			External ObsInc						
Kitchen Style	A		AVERAGE			Cost Trend Factor			1			
Kitchens	1					Condition						
Extra Kitchens	0					% Complete						
Frame	1		WOOD			Overall % Cond			61			
Basement Floor	12					Apprais Val			88,500			
Bsmt Garage						Dep % Ovr			0			
Units	1					Dep Ovr Comment						
WS Flues						Misc Imp Ovr			0			
FBM Quality						Misc Imp Ovr Comment						
Fireplaces	1					Cost to Cure Ovr			0			
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
01	SHED/MTL			L	72	5.18	1995	A		AV	60	200
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value
BMT	BASEMENT			0		1,064				17.95		19,095
EFP	ENCL PORCH			0		42				27.75		1,165
FFL	1ST FLOOR			1,064		1,064				89.65		95,386
PAT	PATIO			0		180				4.48		807
UHS	UNFIN HALF STORY			0		1,064				26.88		28,598
Ttl. Gross Liv/Lease Area:				1,064		3,414		1,618				145,051

