

Property Location: 43 MEADOW RD
Vision ID: 2967

Account #3017

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/27/2014 21:48

CURRENT OWNER

CHAMPAGNE DAVID R
CHAMPAGNE JULIE E
4 HICKORY HILL DR

WILBRAHAM, MA 01095
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_384662_2853930

Received
Prior ID
Owner Occ
Final Area 1748.60001
Current Ac. .38627

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101

Appraised Value
130,600
95,600
500

Assessed Value
130,600
95,600
500

1006
AST LONGMEADOW, MA

VISION

Total

226,700

226,700

RECORD OF OWNERSHIP

CHAMPAGNE DAVID R
LANE,PEARLE B
LANE PAUL R + PEARLE B,

BK-VOL/PAGE
17725/ 211
BK10114-P85
02753/ 0152

SALE DATE
04/03/2009
12/29/1997
07/05/1960

q/u
U
U
U

v/i
I
I
I

SALE PRICE
1
1
0

V.C.
A
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

125,600

2013

B

121,700

2012

B

130,600

2014

L

98,600

2013

L

100,400

2012

L

95,000

2014

O

600

2013

O

600

2012

O

600

Total:

224,800

Total:

222,700

Total:

226,200

EXEMPTIONS

Year
Type
Description
Amount
Code

OTHER ASSESSMENTS

Description
Number
Amount
Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED 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

130,600
0
500
95,600
0

226,700
C
0

226,700

ASSESSING NEIGHBORHOOD

NBHD/ SUB
0001/A

NBHD Name

Street Index Name

Tracing
101

Batch
MG

NOTES

PROBATE DOC #01P1171EP

BUILDING PERMIT RECORD

Permit ID
107

Issue Date
01/01/1986

Type
MN

Description
Manual Note

Amount
0

Insp. Date

% Comp.
0

Date Comp.

Comments
FAMILY RM

VISIT/ CHANGE HISTORY

Date
12/28/2012
12/19/2002
12/13/2002
12/12/2002
02/21/1992

Type

IS

ID
317
274
250
274
170

Cd.
2
14
22
2
3

Purpose/Result
MEASURED
INSPECTED
MAILER SENT
MEASURED
MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #
1

Use Code
101

Use Description
ONE FAM

Zone
RA

D

Front

Depth

Units
16,826 SF

Unit Price
4.77

I. Factor
1.1900

S.A.
7

Acre Disc
1.0000

C. Factor
1.00

ST. Idx
MG

Adj.
1.00

Notes- Adj

Special Pricing
Spec Use
Spec Calc

S Adj Fact
1.00

Adj. Unit Price
5.68

Land Value
95,600

Total Card Land Units:

0.39 AC

Parcel Total Land Area:

0.39 AC

Total Land Value:

95,600

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	1.75		1 3/4 Stories	Int vs Ext	S			
Foundation	1		CONCRETE	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	1		DRYWALL					
Interior Wall 2								
Interior Floor 1	3		HARDWOOD					
Interior Floor 2	4		CARPET	Adj. Base Rate:				81.40
Heat Fuel	1		OIL	Replace Cost				178,910
Heat Type	1		FORCED H/A	AYB				1956
AC Type	01		NONE	EYB				1987
Bedrooms	3			Dep Code				GD
Full Baths	1			Remodel Rating				
Half Baths	1			Year Remodeled				
Extra Fixtures	0			Dep %				27
Total Rooms	7			Functional Obslnc				
Bath Style	A		AVERAGE	External Obslnc				
Kitchen Style	A		AVERAGE	Cost Trend Factor				1
Kitchens	1			Condition				
Extra Kitchens	0			% Complete				
Frame	1		WOOD	Overall % Cond				73
Basement Floor	12			Apprais Val				130,600
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
				Cost to Cure Ovr Comment				

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	912		16.24	14,814	
FFL	1ST FLOOR	1,304	1,304		81.40	106,141	
GAR	GARAGE	0	308		32.51	10,012	
TQS	3/4 STORY	445	593		61.08	36,222	
UTQ	UNFIN TQS	0	319		36.74	11,721	
Ttl. Gross Liv/Lease Area:		1,749	3,436	2,198		178,910	

