

Property Location: 56 AVERY ST
Vision ID: 3264

Account #3317

MAP ID:3B/ 106/ 893/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/27/2014 23:01

CURRENT OWNER

NU WAY HOMES INC

38 WHITE ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

101 101

Appraised Value

196,300 80,900

Assessed Value

196,300 80,900

1006

AST LONGMEADOW, M

VISION

Total

277,200

277,200

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F_375642_2852456

Received

Prior ID

Owner Occ Y

Final Area 420

Current Ac. .20661

ASSOC PID#

RECORD OF OWNERSHIP

NU WAY HOMES INC

CHRISTENSON JEANNETTE R LE,

CHRISTENSON,JEANNETTE R LIFE EST

CHRISTENSON JEANNETTE R,

CHRISTENSON ALBERT T +

BK-VOL/PAGE

19815/ 97

18082/ 549

12176/ 482

08904/ 0013

01939/ 0338

SALE DATE

05/10/2013

11/20/2009

02/21/2002

08/01/1994

05/26/1948

q/u

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v/i

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SALE PRICE

80,500

10

100

1

0

V.C.

1U

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A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014

2014

Total:

Code

B

L

Assessed Value

25,200

83,800

109,000

Yr.

2013

2013

Total:

Code

B

L

Assessed Value

29,200

83,800

113,000

Yr.

2012

2012

Total:

Code

B

L

Assessed Value

31,600

83,800

115,400

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

196,300

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

80,900

Special Land Value

0

Total Appraised Parcel Value

277,200

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

277,200

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NA

NOTES

FORMALLY KNOWN AS 6 AVERY ST.

NC=90% COMPLETE RECK 2015 OR UPON OC

BUILDING PERMIT RECORD

Permit ID

201300929

201300927

Issue Date

04/19/2013

04/19/2013

Type

2

5

Description

DWELLING

DEMOLITION

Amount

165,000

10,000

Insp. Date

04/01/2014

% Comp.

90

0

Date Comp.

Comments

COLONIAL

EXISTING HOUSE

VISIT/ CHANGE HISTORY

Date

06/13/2014

04/01/2014

05/24/2013

05/25/2004

04/06/2004

Type

IS

ID

317

317

105

319

250

Cd.

14

2

15

14

22

Purpose/Result

INSPECTED

MEASURED

PERMIT VISIT

INSPECTED

MAILER SENT

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

9,000

SF

Unit Price

8.64

I. Factor

1.0400

S.A.

6

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

NA

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

8.99

Land Value

80,900

Total Card Land Units:

0.21

AC

Parcel Total Land Area:

0.21

AC

Total Land Value:

80,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	06		COLONIAL	#Heat Sys	1		NO	
Model	01		RESIDENTIAL	Central Vac	0			
Grade	C+		AVG. (+)	FBM Sqft				
Stories	2			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					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2			COST/MARKET VALUATION					
Interior Floor 1	3	HARDWOOD	Adj. Base Rate:				106.94	
Interior Floor 2	4	CARPET						
Heat Fuel	2	GAS						
Heat Type	1	FORCED H/A	Replace Cost				218,166	
AC Type	03	FULL	AYB				2013	
Bedrooms	3	WOOD	EYB				2013	
Full Baths	2		Dep Code				GD	
Half Baths	1		Remodel Rating					
Extra Fixtures	2		Year Remodeled					
Total Rooms	6		Dep %				1	
Bath Style	G		Functional Obslnc					
Kitchen Style	G		External Obslnc					
Kitchens	1		Cost Trend Factor				1	
Extra Kitchens	2		Condition				NC	
Frame	1		% Complete				90	
Basement Floor	12		Overall % Cond				90	
Bsmt Garage			Apprais Val				196,300	
Units	1		Dep % Ovr				0	
WS Flues			Dep Ovr Comment					
FBM Quality			Misc Imp Ovr				0	
Fireplaces	0		Misc Imp Ovr Comment					
			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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	741		21.36	15,828
FFL	1ST FLOOR	741	741		106.94	79,246
GAR	GARAGE	0	480		42.78	20,533
OFP	OPEN PORCH	0	25		12.83	321
SFL	2ND FLOOR	936	936		106.94	100,100
WDK	WOOD DECK	0	144		14.85	2,139

Ttl. Gross Liv/Lease Area: 1,677 3,067 2,040 218,166

