

Property Location: 97 AVERY ST

MAP ID:4/ 12/ C/ /

Bldg Name:

State Use:101

Vision ID: 3360

Account #3415

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/27/2014 23:24

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION							
FLANAGAN THOMAS J FLANAGAN TINA M 97 AVERY ST EAST LONGMEADOW, MA 01028 Additional Owners:							1 TYPCL						Description		Code						Appraised Value		Assessed Value	
													RESIDENTL.		101						193,500		193,500	
													RES LAND		101						87,700		87,700	
													RESIDENTL.		101						1,600		1,600	
SUPPLEMENTAL DATA												Total				282,800		282,800						
Other ID:					Received																			
SP Permit					Prior ID																			
Chapter Land					Owner Occ					Y														
OC Dates					Final Area					1824														
In+Ex FY					Current Ac.					.65794														
Mailed					ASSOC PID#																			
GIS ID: F_375479_2851798																								

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
FLANAGAN THOMAS J BOUSQUET PAUL A + CONNORS THOMAS CHAFFIN MAU				09265/ 0363 09161/ 0470 6297/ 35 04075/ 0229		09/26/1995 06/16/1995 11/20/1986 12/02/1974		U	I	181,232 141,750 60,000 0		D	N	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
														2014	B	190,400		2013	B	183,100		2012	B	176,200	
														2014	L	90,800		2013	L	90,800		2012	L	90,800	
														2014	O	2,100		2013	O	2,100		2012	O	2,100	
														Total:		283,300		Total:		276,000		Total:		269,100	

EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 193,500 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 1,600 Appraised Land Value (Bldg) 87,700 Special Land Value 0 Total Appraised Parcel Value 282,800 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 282,800											
Year	Type	Description		Amount		Code	Description		Number	Amount												Comm. Int.	
Total:																							
ASSESSING NEIGHBORHOOD																							
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch												
0001/A								101			NA												

NOTES											
SUB DIVISION 655											

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		
160		06/20/1995		MN	Manual Note		65,000			0		DWELLING		05/04/2004			318	14	INSPECTED		
														04/06/2004			250	22	MAILER SENT		
														03/30/2004			311	2	MEASURED		
														12/12/1995			107	3	MEAS+INSPCTD		
														04/25/1980			500	14	INSPECTED		

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		RB				28,660	SF	2.94	1.0400	6	1.0000	1.00	NA	1.00					1.00	3.06	87,700					
Total Card Land Units:								0.66	AC	Parcel Total Land Area:								0.66	AC	Total Land Value:								87,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		
Grade	C+		AVG. (+)	FBM Sqft	456		
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1			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	4		CARPET	Adj. Base Rate:		94.59	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost		214,998	
AC Type	03		Full	AYB		1995	
Bedrooms	4			EYB		2004	
Full Baths	2			Dep Code		GD	
Half Baths	1			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	8			Dep %		10	
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		90	
Bsmt Garage				Apprais Val		193,500	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	3			Misc Imp Ovr		0	
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
07	POOL A-C	OB	Outbuilding	L	26	69.00	2003	A		GD	70	1,300
22	WOOD DK			L	49	9.20	2003	A		GD	70	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	912		18.88	17,215	
FFL	1ST FLOOR	912	912		94.59	86,264	
GAR	GARAGE	0	528		37.80	19,958	
SFL	2ND FLOOR	912	912		94.59	86,264	
WDK	WOOD DECK	0	400		13.24	5,297	
Ttl. Gross Liv/Lease Area:		1,824	3,664	2,273		214,998	

