

Property Location: 60 RURAL LN
Vision ID: 4662

Account #4735

MAP ID:60/ 30/ 14/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/28/2014 14:43

CURRENT OWNER

CONTOIS ROBERT J

60 RURAL LN

EAST LONGMEADOW, MA 01028

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_387902_2853862

Received
Prior ID
Owner Occ
Final Area 1350
Current Ac. .67018
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code

101
101
101

Appraised Value

99,300
100,400
13,100

Assessed Value

99,300
100,400
13,100

Total

212,800

212,800

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

CONTOIS ROBERT J

CONTOIS ROBERT J + LINDA E,

BK-VOL/PAGE

12494/ 341
04476/ 0256

SALE DATE

07/31/2002
08/31/1977

q/u

U
U

v/i

I
I

SALE PRICE

1
0

V.C.

H

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014
2014
2014

Code

B
L
O

Assessed Value

93,400
103,600
12,700

Yr.

2013
2013
2013

Code

B
L
O

Assessed Value

99,600
105,500
12,700

Yr.

2012
2012
2012

Code

B
L
O

Assessed Value

104,300
99,800
12,700

Total:

209,700

Total:

217,800

Total:

216,800

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MG

NOTES

EFP REMOD 73

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

99,300

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

13,100

Appraised Land Value (Bldg)

100,400

Special Land Value

0

Total Appraised Parcel Value

212,800

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

212,800

BUILDING PERMIT RECORD

Permit ID

69

Issue Date

04/01/1987

Type

MN

Description

Manual Note

Amount

10,000

Insp. Date

% Comp.

0

Date Comp.

Comments

PORCH

VISIT/ CHANGE HISTORY

Date

06/27/2008
05/23/2008
10/29/2001
10/24/2001
10/23/2001

Type

IS

ID

317
317
247
250
247

Cd.

14
2
14
22
2

Purpose/Result

INSPECTED
MEASURED
INSPECTED
MAILER SENT
MEASURED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RA

D

Front

Depth

Units

29,193 SF

Unit Price

2.89

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

3.44

Land Value

100,400

Total Card Land Units:

0.67

AC

Parcel Total Land Area:

0.67

AC

Total Land Value:

100,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	585		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	1		WOOD SHING	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	4		CARPET	Adj. Base Rate:		97.21	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS	Replace Cost		162,823	
Heat Type	1		FORCED H/A	AYB		1957	
AC Type	01		NONE	EYB		1975	
Bedrooms	3			Dep Code		AV	
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			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		99,300	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces	2			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
03	GARAGE	OB	Outbuilding	L	720	28.18	1963	A		AV	60	12,200
08	POOL A-O			L	22	69.00	1995	A		AV	60	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,170		19.44	22,747
EFP	ENCL PORCH	0	143		29.23	4,180
FFL	1ST FLOOR	1,350	1,350		97.21	131,231
OFP	OPEN PORCH	0	20		9.72	194
WDK	WOOD DECK	0	326		13.72	4,472

Ttl. Gross Liv/Lease Area:		1,350	3,009	1,675		162,823
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