

Property Location: 13 SYLVESTER ST

Account #4962

MAP ID:65/ 11/ 0/ /

Bldg Name:

State Use:101

Vision ID: 4887

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/28/2014 19:04

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION									
ROHLFS HARRY J					1 TYPCL						Description		Code		Appraised Value		Assessed Value											
			RESIDENTL.			101		139,300		139,300																		
			RES LAND			101		126,400		126,400																		
13 SYLVESTER ST											RESIDENTL.		101		19,600		19,600											
EAST LONGMEADOW, MA 01028			SUPPLEMENTAL DATA																									
Additional Owners:			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_390540_2847151					Received Prior ID Owner Occ Final Area 2423.5 Current Ac. 3.37827 ASSOC PID#					Total285,300285,300															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
ROHLFS HARRY J				04707/ 0038		12/15/1978		U	I	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2014	B	123,800		2013	B	136,300		2012	B	166,200					
													2014	L	130,000		2013	L	127,200		2012	L	121,200					
													2014	O	22,700		2013	O	22,800		2012	O	38,600					
													Total:		276,500		Total:		286,300		Total:		326,000					
EXEMPTIONS					OTHER ASSESSMENTS							This signature acknowledges a visit by a Data Collector or Assessor																
Year	Type	Description		Amount		Code	Description		Number	Amount														Comm. Int.				
				Total:								APPRAISED VALUE SUMMARY																
ASSESSING NEIGHBORHOOD																												
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																				
0001/A						101		NG																				
NOTES										Appraised Bldg. Value (Card)139,300 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)19,600 Appraised Land Value (Bldg)126,400 Special Land Value0 Total Appraised Parcel Value285,300 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value285,300																		
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							
282		08/21/2006		4	ADDITION		10,000			0			10' DORMER		10/07/2011				317	16	FIELDREV CHG							
221		07/01/1987		MN	Manual Note		47,000			0			ADDITION		04/12/2007				311	14	INSPECTED							
															03/02/2007				311	15	PERMIT VISIT							
															05/11/2000				250	22	MAILER SENT							
															05/05/2000				247	2	MEASURED							
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		RAA				40,000	SF	2.20	1.2400	8	1.0000	1.00	NG	1.00			Spec Use	Spec Calc	1.00		2.73	109,200				
1	101	ONE FAM		RAA				2.46	AC	7,000.00	1.0000	0	1.0000	1.00	NG	1.00					1.00		7,000.00	17,200				
Total Card Land Units:								3.38	AC	Parcel Total Land Area:								3.38	AC	Total Land Value:								126,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	15		OLD STYLE	#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	2		CONC BLOCK	MIXED USE				
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	2		HIP	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	2		PLASTER					
Interior Wall 2				Adj. Base Rate:				64.54
Interior Floor 1	3		HARDWOOD	Replace Cost				165,807
Interior Floor 2	4		CARPET	AYB				1930
Heat Fuel	1		OIL	EYB				1998
Heat Type	1		FORCED H/A	Dep Code				VG
AC Type	01		NONE	Remodel Rating				
Bedrooms	4			Year Remodeled				
Full Baths	2			Dep %				16
Half Baths	0			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
Total Rooms	9			Cost Trend Factor				1
Bath Style	A		AVERAGE	Condition				
Kitchen Style	A		AVERAGE	% Complete				
Kitchens	1			Overall % Cond				84
Extra Kitchens	0			Apprais Val				139,300
Frame	1		WOOD	Dep % Ovr				0
Basement Floor	12			Dep Ovr Comment				
Bsmt Garage	1			Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues	1			Cost to Cure Ovr				0
FBM Quality				Cost to Cure Ovr Comment				
Fireplaces	1							

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	328		12.99	4,260	
FFL	1ST FLOOR	1,310	1,310		64.54	84,549	
OFP	OPEN PORCH	0	78		6.62	516	
SFL	2ND FLOOR	1,114	1,114		64.54	71,899	
WDK	WOOD DECK	0	510		8.99	4,582	
Ttl. Gross Liv/Lease Area:		2,424	3,340	2,569		165,807	

