

Property Location: 28 RONALD RD
Vision ID: 4948

Account #5025

MAP ID:66/ 23A/ 0/ /

Bldg #: 1 of 2

Bldg Name:

Sec #: 1 of 1

Card 1 of 2

State Use:109

Print Date:12/29/2014 11:40

CURRENT OWNER

GOLDSTEIN MARIE L ESTATE OF

43 SOUTH BEND LN

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

109109

Appraised Value

13,400120,200

Assessed Value

13,400120,200

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_388653_2844240

Received
Prior ID
Owner Occ Y
Final Area 3016
Current Ac. 6.12827

ASSOC PID#

Total

133,600

133,600

RECORD OF OWNERSHIP

BK-VOL/PAGE

11432/ 182
09643/ 0069
01973/ 0246

SALE DATE

12/04/2000
10/03/1996
12/23/1948

q/u

U
U
U

v/i

I
I
I

SALE PRICE

1
1
0

V.C.

A
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014

2014

Total:

Code

B

L

Assessed Value

6,000127,300

Yr.

2013

2013

Total:

Code

B

L

Assessed Value

5,900127,300

Yr.

2012

2012

Total:

Code

B

L

Assessed Value

12,300131,300

133,300

133,200

143,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

109

Batch

MA

NOTES

ESTIMATED ABANDONED NOT INHABITABLE
VANDALIZED ROOF BAD NOW WINDOWS
BOA
REVIEW AND UPDATED FOR FY 2010. FY 2010
ABT DENIED. FY11 ABT DENIED. 3/18/11
NOT RESTORABLE IN DATA COLLECTORS

ESTIMATION-BETTER OFF TO DEMO. NO
WINDOWS,SMASHED, ROTTED SILLS, ROOF.
WATER IN OLD QUARRY. FY12 ABT DENIED

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

5,800

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

120,200

Special Land Value

0

Total Appraised Parcel Value

133,600

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

133,600

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

03/18/2011

317

14

INSPECTED

05/10/2007

311

14

INSPECTED

05/03/2007

311

2

MEASURED

10/16/2001

247

14

INSPECTED

04/27/2000

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

Spec Use

Spec Calc

S Adj Fact

Adj.

Unit Price

Land Value

1

109

MULT HS

RA

40,000

2.20

1.1900

7

1.0000

0.85

MG

1.00

ACCESS

1.00

2.23

89,200

1

109

MULT HS

RA

5.21

7,000.00

1.0000

0

1.0000

0.85

MG

1.00

ACCESS

1.00

5,950.00

31,000

Total Card Land Units:

6.13

AC

Parcel Total Land Area:

6.13

AC

Total Land Value:

120,200

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	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				109	MULT HS		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	10		ROLLED				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET				
Heat Fuel							
Heat Type	8		NONE				
AC Type	01		NONE				
Bedrooms	2						
Full Baths	1						
Half Baths	1						
Extra Fixtures	0						
Total Rooms	4						
Bath Style	P		POOR				
Kitchen Style	P		POOR				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	13						
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality							
Fireplaces	0						

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	416		19.58	8,144
EFP	ENCL PORCH	0	60		29.44	1,766
FFL	1ST FLOOR	832	832		98.12	81,639
UHS	UNFIN HALF STORY	0	832		29.48	24,531

Ttl. Gross Liv/Lease Area:		832	2,140	1,183		116,081
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UHS	16	UHS	16
FFL		FFL	
		BMT	
			8
			EFP 6
			1010
			10
			6
			8
	16		16



Vision ID: 4948

Account #5025

Bldg #: 2 of 2

Sec #: 1 of

1 Card 2 of 2

Print Date: 12/29/2014 11:40

CURRENT OWNER										TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT													
GOLDSTEIN MARIE L ESTATE OF 43 SOUTH BEND LN EAST LONGMEADOW, MA 01028 Additional Owners:										1		TYPCL						Description		Code		Appraised Value		Assessed Value							
																		RESIDENTL.		109		13,400		13,400							
																		RES LAND		109		120,200		120,200							
SUPPLEMENTAL DATA																															
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_388653_2844240										Received Prior ID Owner Occ Y Final Area 3016 Current Ac. 6.12827																					
										ASSOC PID#								Total		133,600		133,600									
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
GOLDSTEIN MARIE L ESTATE OF GOLDSTEIN MARIE L LIFE EST +, GOLDSTEIN MARIE L										11432/ 182		12/04/2000		U	I	1		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
										09643/ 0069		10/03/1996		U	I	1		A	2014	B	6,000		2013	B	5,900		2012	B	12,300		
										01973/ 0246		12/23/1948		U	I	0			2014	L	127,300		2013	L	127,300		2012	L	131,300		
Total:																		133,300		Total:		133,200		Total:		143,600					
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:																															
ASSESSING NEIGHBORHOOD																															
NBHD/ SUB			NBHD Name				Street Index Name				Tracing				Batch																
0001/A											109				MA																
NOTES																															
ESTIMATED STILL UNOCCUPIED										ELEMENTS ROTTED SILLES, JOINTS ETC.																					
10/16/01ABANDONED NOT INHABITABLE																															
VANDALIZED WINDOWS BROKEN ROTTED FLOORS																															
SILLS LITTLE OR NO VALUE 3/18/01 NOT																															
RESTORABLE IN DATA COLLECTORS																															
ESTIMATION. TOO FAR GONE, OPEN TO																															
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							
																		03/18/2011				317	14	INSPECTED							
																		05/10/2007				311	14	INSPECTED							
																		05/03/2007				311	2	MEASURED							
																		10/16/2001				247	14	INSPECTED							
																		04/27/2000				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			
																						Spec Use Spec Calc									
2	109	MULT HS			RA				0 SF		0.00		1.1900	7	1.0000	1.00	MG	1.00								.00		0.00	0		
Total Card Land Units:										0.00 AC		Parcel Total Land Area:6.13 AC										Total Land Value:									

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description			
Style	12		MULTI-CONV			#Heat Sys	1					
Model	01		RESIDENTIAL			Central Vac	0		NO			
Grade	C-		AVG. (-)			FBM Sqft						
Stories	2.5					Int vs Ext	S					
Foundation	3		MASONRY			MIXED USE						
Exterior Wall 1	1		WOOD SHING			Code	Description			Percentage		
Exterior Wall 2						109	MULT HS			100		
Roof Structure	1		GABLE									
Roof Cover	1		ASPHALT SH									
Interior Wall 1	2		PLASTER			COST/MARKET VALUATION						
Interior Wall 2	1		DRYWALL									
Interior Floor 1	2		SOFTWOOD			Adj. Base Rate:			57.56			
Interior Floor 2												
Heat Fuel						Replace Cost			152,080			
Heat Type	8		NONE			AYB			1900			
AC Type	01		NONE			EYB			1919			
Bedrooms	4					Dep Code			DL			
Full Baths	2					Remodel Rating						
Half Baths	0					Year Remodeled						
Extra Fixtures	0					Dep %			70			
Total Rooms	10					Functional Obslnc						
Bath Style	P		POOR			External Obslnc						
Kitchen Style	P		POOR			Cost Trend Factor						
Kitchens	2					Condition			OT			
Extra Kitchens	0					% Complete			5			
Frame	1		WOOD			Overall % Cond			5			
Basement Floor						Apprais Val			7,600			
Bsmt Garage						Dep % Ovr			0			
Units	2					Dep Ovr Comment						
WS Flues						Misc Imp Ovr			0			
FBM Quality						Misc Imp Ovr Comment						
Fireplaces	0					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		1,092				11.49		12,549
EFP	ENCL PORCH			0		72				17.59		1,266
FFL	1ST FLOOR			1,092		1,092				57.56		62,858
SFL	2ND FLOOR			1,092		1,092				57.56		62,858
UAT	UNFIN ATTC			0		1,092				11.49		12,549
Ttl. Gross Liv/Lease Area:				2,184		4,440		2,642				152,080

