

Property Location: 35 FRASER DR
Vision ID: 5533

Account #5612

MAP ID:77/ 65/ 5/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/28/2014 22:40

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION												
JOHNSON WILLIAM F JOHNSON PAMELA H 35 FRASER DR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value						
											RESIDENTL.		101						217,800		217,800						
											RES LAND		101						111,400		111,400						
											RESIDENTL.		101		38,500		38,500										
SUPPLEMENTAL DATA																											
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_391279_2845903				Received Prior ID Owner Occ Final Area 2393 Current Ac. 1.23827 ASSOC PID#																				
Total											367,700							367,700									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
JOHNSON WILLIAM F				05657/ 0365		07/27/1984		U	I	0		G	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
													2014	B	220,600		2013	B	209,800		2012	B	215,700				
													2014	L	115,000		2013	L	112,200		2012	L	106,200				
													2014	O	40,400		2013	O	40,800		2012	O	41,300				
													Total:		376,000		Total:		362,800		Total:		363,200				
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								101			NG																
NOTES																											
CATH CEILING HEAT PUMP, TQS OVER GARAGE																											
1997 FOUNDATION CRUMBLING MUST BE																											
REPLACED EST COST \$100,000 NEW																											
FOUNDATION INSIDE THE OLD ONE																											
FOUNDATION 3/07																											
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						
384		12/16/2005		42	REPAIRS		25,000			0			FOUNDATION		03/29/2007				311	3	MEAS+INSPCTD						
16		01/22/1997		MN	Manual Note		49,500			0			REMODEL		03/09/2007				311	30	NOAH						
216		10/01/1991		MN	Manual Note		7,000			0			FGR		04/20/2006				311	2	MEASURED						
															02/03/2006				311	15	PERMIT VISIT						
															02/03/2006				311	15	PERMIT VISIT						
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		RA				40,000		2.20	1.2400	8	1.0000	1.00	NG	1.00					1.00	2.73	109,200				
1	101	ONE FAM		RA				0.32		7,000.00	1.0000	0	1.0000	1.00	NG	1.00					1.00	7,000.00	2,200				
Total Card Land Units:				1.24		AC		Parcel Total Land Area:				1.24 AC				Total Land Value:										111,400	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		
Grade	C+		AVG. (+)	FBM Sqft			
Stories	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	26		WOOD	Code	Description		Percentage
Exterior Wall 2	16		STONE VENR	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:		86.45	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		259,343	
Heat Type	1		FORCED H/A	AYB		1984	
AC Type	03		Full	EYB		1998	
Bedrooms	4			Dep Code		GD	
Full Baths	3			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %		16	
Total Rooms	8			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		84	
Basement Floor	12			Apprais Val		217,800	
Bsmt Garage				Dep % Ovr		0	
Bsmt Garage				Dep Ovr Comment			
Units	1			Misc Imp Ovr		0	
WS Flues				Misc Imp Ovr Comment			
FBM Quality				Cost to Cure Ovr		0	
Fireplaces	1			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
11	POOL I-V	OB	Outbuilding	L	648	29.00	1986	A		AV	60	11,300
04	GARAGE/L			L	1,020	30.48	1988	G		GD	70	27,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,388		17.31	24,032
CFL	CATHEDRAL CE	940	940		89.02	83,681
FFL	1ST FLOOR	644	644		86.45	55,672
GAR	GARAGE	0	728		34.56	25,156
HST	HALF STORY	224	448		43.22	19,364
OFF	OPEN PORCH	0	104		8.31	864
TQS	3/4 STORY	585	780		64.84	50,572
Ttl. Gross Liv/Lease Area:		2,393	5,032	3,000		259,343

