

Property Location: 262 VINELAND AV

Account #632

MAP ID: 15C/ 6/ 430/ /

Bldg Name:

State Use: 101

Vision ID: 611

Account #632

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/26/2014 09:12

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
RAU MICHAEL P RAU DONNA M 262 VINELAND AV EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value							
											RESIDENTL.		101						119,900		119,900							
													RES LAND						101		84,700		84,700					
											RESIDENTL.		101		43,400		43,400											
SUPPLEMENTAL DATA																												
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377102_2851521							Received Prior ID Owner Occ Y Final Area 1476 Current Ac. .69681 ASSOC PID#																					
Total											248,000							248,000										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
RAU MICHAEL P FAZIO ANTHONY A				08148/ 0269 05799/ 0364		08/25/1992 04/25/1985		U	I	80,000 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2014	B	112,300		2013	B	111,200		2012	B	119,800					
													2014	L	87,500		2013	L	87,500		2012	L	91,400					
													2014	O	44,600		2013	O	44,800		2012	O	45,000					
													Total:		244,400		Total:		243,500		Total:		256,200					
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			MA																
NOTES																												
SUMP IN UNF BMT SCREEN PORCH IS OFF ATT TO 14X17 SHED GARAGE IS HEATED AND AC 1 FINISHED ROOM ABOVE															Appraised Bldg. Value (Card) 119,900 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 43,400 Appraised Land Value (Bldg) 84,700 Special Land Value 0 Total Appraised Parcel Value 248,000 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 248,000													
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								
94	04/20/2007		3	GARAGE			30,000			0			26' X 40' DETACHED TV		01/25/2008			317	15	PERMIT VISIT								
183	06/28/2002		10	SHED			1,000			0					05/03/2004			317	14	INSPECTED								
78	04/09/2002		4	ADDITION			8,000			0			ENLSD RM		04/02/2004			250	22	MAILER SENT								
219	08/18/1995		MN	Manual Note			3,000			0			SIDING		03/18/2004			317	2	MEASURED								
															01/09/2003			274	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			RC				30,353 SF	2.79	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00	2.79	84,700					
Total Card Land Units:										0.70	AC	Parcel Total Land Area:					0.7 AC	Total Land Value:										84,700

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		
Grade	C		AVERAGE	FBM Sqft			
Stories	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	1						
Exterior Wall 1	4		VINYL				
Exterior Wall 2							
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2							
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		Full				
Bedrooms	2						
Full Baths	1						
Half Baths	0						
Extra Fixtures	1						
Total Rooms	6						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12						
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
14	SCRN HSE			L	102	14.95	2002	A		GD	70	1,100
02	SHED/FR			L	238	7.48	2002	G		GD	70	1,600
04	GARAGE/L			L	1,040	30.48	2007	V		VG	85	40,400
22	WOOD DK			L	50	9.20	2007	A		GD	70	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,092		16.06	17,538	
FFL	1ST FLOOR	1,476	1,476		80.45	118,746	
PAT	PATIO	0	390		4.13	1,609	
UHS	UNFIN HALF STORY	0	1,092		24.16	26,388	
Ttl. Gross Liv/Lease Area:		1,476	4,050	2,042		164,281	

