

Property Location: 51 FORBES HILL RD

Account #6242

MAP ID:95/ 46A/ 0/ /

Bldg Name:

State Use:101

Vision ID: 6159

Bldg #: 1 of 1

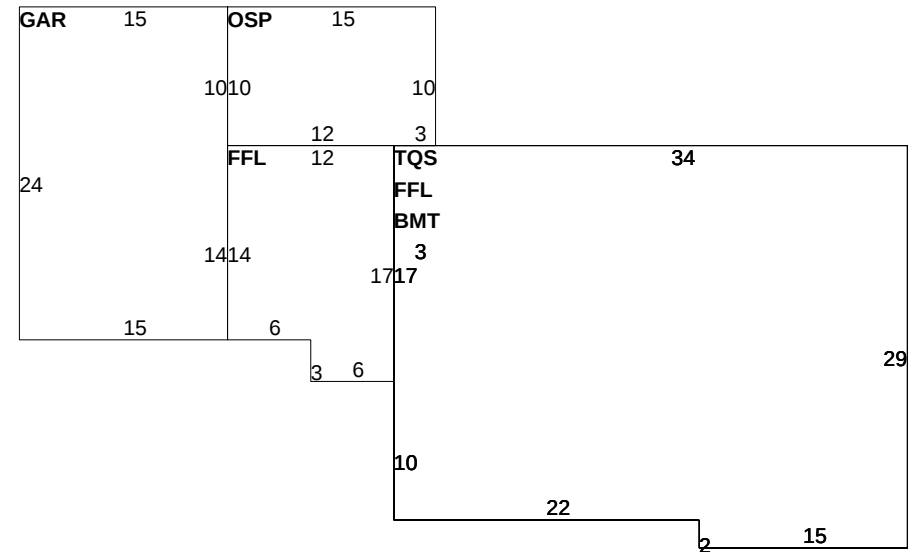
Sec #: 1 of 1

Card 1 of 1

Print Date:12/29/2014 08:28

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, M VISION																		
CHRISTENSEN DONALD I					1 TYPCL						Description		Code						Appraised Value		Assessed Value												
			51 FORBES HILL RD									RESIDENTL.		101					111,900		111,900												
												RES LAND		101					100,700		100,700												
EAST LONGMEADOW, MA 01028			SUPPLEMENTAL DATA									Total		212,600		212,600																	
			Additional Owners: Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_393998_2840229						Received Prior ID Owner Occ Final Area 1986.75 Current Ac. .67404 ASSOC PID#																								
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																					
CHRISTENSEN DONALD I			02673/ 0411		05/04/1959		U	I	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value											
												2014	B	111,800		2013	B	118,200		2012	B	128,500											
												2014	L	103,700		2013	L	105,600		2012	L	99,900											
												Total:		215,500		Total:		223,800		Total:		228,400											
EXEMPTIONS					OTHER ASSESSMENTS							This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 111,900 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 100,700 Special Land Value 0 Total Appraised Parcel Value 212,600 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 212,600																					
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			MG																						
NOTES																																	
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												
															06/14/2005				274	3	MEAS+INSPCTD												
															02/22/2000				247	14	INSPECTED												
															11/22/1999				247	2	MEASURED												
															10/28/1991				181	3	MEAS+INSPCTD												
															10/22/1980				500	3	MEAS+INSPCTD												
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													
1	101	ONE FAM		RA				29,361	SF	2.88	1.1900	7	1.0000	1.00	MG	1.00							1.00	3.43	100,700								
Total Card Land Units:										0.67	AC	Parcel Total Land Area:										0.67 AC	Total Land Value:										100,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	05		CAPE	#Heat Sys	1		NO	
Model	01		RESIDENTIAL	Central Vac	0			
Grade	C		AVERAGE	FBM Sqft				
Stories	1.75		1 3/4 Stories	Int vs Ext	S			
Foundation	1		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	3		HARDWOOD	Adj. Base Rate:				77.70
Interior Floor 2								
Heat Fuel	1		OIL	Replace Cost				183,374
Heat Type	1		FORCED H/A	AYB				1961
AC Type	01		NONE	EYB				1975
Bedrooms	4			Dep Code				AV
Full Baths	1			Remodel Rating				
Half Baths	1			Year Remodeled				
Extra Fixtures	0			Dep %				39
Total Rooms	7			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				111,900	
Bsmt Garage			Dep % Ovr				0	
Units	1		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		1,029				15.56		16,006
FFL	1ST FLOOR			1,215		1,215				77.70		94,406
GAR	GARAGE			0		360				31.08		11,189
OSP	SCRN PORCH			0		150				11.91		1,787
TQS	3/4 STORY			772		1,029				58.29		59,985
Ttl. Gross Liv/Lease Area:				1,987		3,783		2,360				183,374

