

Property Location: 74 NELSON ST
Vision ID: 2644

Account #2690

Bldg #: 1 of 1

Bldg Name: Sec #: 1 of 1 Card 1 of 1

State Use: 101
Print Date: 11/25/2015 15:33

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
ZEIGLER DAMON A ZEIGLER JANICE 74 NELSON ST EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value							
											RESIDENTL.		101						88,500		88,500							
													RES LAND						101		63,600		63,600					
													RESIDENTL.						101		200		200					
SUPPLEMENTAL DATA																												
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375886_2853717				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																					
											Total				152,300		152,300											
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
ZEIGLER DAMON A ZEIGLER, JANICE GITTLES, JOHN T			17942/ 3 13185/ 238 02550/ 0201		08/17/2009 05/09/2003 06/18/1957		U	I	10 126,500 0		A G	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
												2015	101	88,500		2014	B	80,900		2013	B	84,800						
												2015	101	63,600		2014	L	63,000		2013	L	63,600						
												2015	101	200		2014	O	300		2013	O	300						
												Total:		152,300		Total:		144,200		Total:		148,700						
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)88,500 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)200 Appraised Land Value (Bldg)63,600 Special Land Value0 Total Appraised Parcel Value152,300 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value152,300																
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			MF																	
NOTES																												
SUB-DIV #481																												
UAT MAY BE FINISHED FIELD REV 2014																												
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							
															04/08/2004 05/28/1992 08/13/1990 06/06/1980				311 131 131 500	3 14 2 3	MEAS+INSPECTD INSPECTED MEASURED MEAS+INSPECTD							
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				40,000	SF	2.20	0.8200	3	1.0000	0.80	MF	1.00	TOP3					1.00	1.44	57,600				
1	101	ONE FAM		RC				1.71	AC	7,000.00	1.0000	0	1.0000	0.50	MF	1.00	TOP4					1.00	3,500.00	6,000				
Total Card Land Units:								2.63	AC	Parcel Total Land Area:								2.63	AC	Total Land Value:								63,600

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	4		VINYL	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	1		GABLE	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	2		PLASTER					
Interior Wall 2	8		PLYWD PANL	Adj. Base Rate:				89.65
Interior Floor 1	4		CARPET	Replace Cost				145,051
Interior Floor 2	3		HARDWOOD	AYB				1930
Heat Fuel	1		OIL	EYB				1975
Heat Type	1		FORCED H/A	Dep Code				AV
AC Type	03		FULL	Remodel Rating				
Bedrooms	2			Year Remodeled				
Full Baths	1			Dep %				39
Half Baths	0			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
Total Rooms	6			Cost Trend Factor				1
Bath Style	A		AVERAGE	Condition				
Kitchen Style	A		AVERAGE	% Complete				
Kitchens	1			Overall % Cond				61
Extra Kitchens	0			Apprais Val				88,500
Frame	1		WOOD	Dep % Ovr				0
Basement Floor	12			Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues				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	1,064		17.95	19,095	
EFP	ENCL PORCH	0	42		27.75	1,165	
FFL	1ST FLOOR	1,064	1,064		89.65	95,386	
PAT	PATIO	0	180		4.48	807	
UHS	UNFIN HALF STORY	0	1,064		26.88	28,598	
Ttl. Gross Liv/Lease Area:		1,064	3,414	1,618		145,051	

