

Property Location: 43 MEADOW RD

Account #3017

MAP ID:36/ 42/ 159/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Vision ID: 2967

Print Date: 11/30/2015 09:01

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION										
CHAMPAGNE DAVID R CHAMPAGNE JULIE E 4 HICKORY HILL DR WILBRAHAM, MA 01095 Additional Owners:					1 TYPCL						Description		Code		Appraised Value		Assessed Value												
											RESIDENTL.		101		130,600		130,600												
													RES LAND		101		95,600					95,600							
													RESIDENTL.		101		500					500							
SUPPLEMENTAL DATA										Total										226,700		226,700							
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_384662_2853930					Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
CHAMPAGNE DAVID R LANE,PEARLE B LANE PAUL R + PEARLE B,				17725/ 211 BK10114-P85 02753/ 0152		04/03/2009 12/29/1997 07/05/1960		U	I	1	A	1	A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
														2015	101	130,600		2014	B	125,600		2013	B	121,700					
														2015	101	95,600		2014	L	98,600		2013	L	100,400					
														2015	101	500		2014	O	600		2013	O	600					
														Total:		226,700		Total:		224,800		Total:		222,700					
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 130,600 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 500 Appraised Land Value (Bldg) 95,600 Special Land Value 0 Total Appraised Parcel Value 226,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 226,700														
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																													
PROBATE DOC #01P1171EP																													
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									
201502421 107		08/17/2015 01/01/1986		21 MN	SIDING Manual Note		10,000 0			0 0			INCLUDES 16 WINDOW FAMILY RM		12/28/2012 12/19/2002 12/13/2002 12/12/2002 02/21/1992			317 274 250 274 170	2 14 22 2 3	MEASURED INSPECTED MAILER SENT MEASURED 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					
1	101	ONE FAM		RA				16,826	SF	4.77	1.1900	7	1.0000	1.00	MG	1.00			Spec Use	Spec Calc	1.00		5.68	95,600					
Total Card Land Units:									0.39	AC	Parcel Total Land Area:									0.39	AC	Total Land Value:							95,600

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	1.75		1 3/4 STORIES			Int vs Ext	S		SAME			
Foundation	1		CONCRETE			MIXED USE						
Exterior Wall 1	4		VINYL			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:			81.40			
Interior Floor 2	4		CARPET									
Heat Fuel	1		OIL									
Heat Type	1		FORCED H/A			Replace Cost			178,910			
AC Type	01		NONE			AYB			1956			
Bedrooms	3					EYB			1987			
Full Baths	1					Dep Code			GD			
Half Baths	1					Remodel Rating						
Extra Fixtures	0					Year Remodeled						
Total Rooms	7					Dep %			27			
Bath Style	A		AVERAGE			Functional Obslnc						
Kitchen Style	A		AVERAGE			External Obslnc						
Kitchens	1					Cost Trend Factor			1			
Extra Kitchens	0					Condition						
Frame	1		WOOD			% Complete						
Basement Floor	12		CONCRETE			Overall % Cond			73			
Bsmt Garage						Apprais Val			130,600			
Units	1					Dep % Ovr			0			
WS Flues						Dep Ovr Comment						
FBM Quality						Misc Imp Ovr			0			
Fireplaces	1					Misc Imp Ovr Comment						
						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
19	PATIO			L	144	5.75	1965	A		AV	60	500
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value
BMT	BASEMENT			0		912				16.24		14,814
FFL	1ST FLOOR			1,304		1,304				81.40		106,141
GAR	GARAGE			0		308				32.51		10,012
TQS	3/4 STORY			445		593				61.08		36,222
UTQ	UNFIN TQS			0		319				36.74		11,721
Ttl. Gross Liv/Lease Area:				1,749		3,436		2,198				178,910

