

Property Location: 56 AVERY ST

Vision ID: 3264

Account #3317

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Bldg Name:

State Use: 101

Print Date: 11/30/2015 13:29

CURRENT OWNER

NU WAY HOMES INC

38 WHITE ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

101 101

Appraised Value

198,700 80,900

Assessed Value

198,700 80,900

1006

AST LONGMEADOW, M

VISION

Total

279,600

279,600

RECORD OF OWNERSHIP

FOSTER JOHN W JR

NU WAY HOMES INC

CHRISTENSON JEANNETTE R LE,

CHRISTENSON,JEANNETTE R LIFE EST

CHRISTENSON JEANNETTE R,

CHRISTENSON ALBERT T +

BK-VOL/PAGE

20582/ 460

19815/ 97

18082/ 549

12176/ 482

08904/ 0013

01939/ 0338

SALE DATE

01/30/2015

05/10/2013

11/20/2009

02/21/2002

08/01/1994

05/26/1948

q/u

Q

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U

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U

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v/i

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I

SALE PRICE

284,500

80,500

10

100

1

0

V.C.

00

1U

A

A

A

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2015

2015

Total:

Code

101

101

Assessed Value

196,300

80,900

277,200

Yr.

2014

2014

Total:

Code

B

L

Assessed Value

25,200

83,800

109,000

Yr.

2013

2013

Total:

Code

B

L

Assessed Value

29,200

83,800

113,000

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Other Assessments

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NA

NOTES

FORMALLY KNOWN AS 6 AVERY ST.

NC=90% COMPLETE RECK 2015 OR UPON OC

BUILDING PERMIT RECORD

Permit ID

201501904

201300927

201300929

Issue Date

06/18/2015

04/19/2013

04/19/2013

Type

54

5

2

Description

FENCE

DEMOLITION

DWELLING

Amount

5,500

10,000

165,000

Insp. Date

04/01/2014

% Comp.

0

0

100

Date Comp.

01/15/2015

Comments

EXISTING HOUSE

OC 1/26/2015

VISIT/ CHANGE HISTORY

Date

01/15/2015

06/13/2014

04/01/2014

05/24/2013

05/25/2004

Type

01

IS

ID

400

317

317

105

319

Cd.

25

14

2

15

14

Purpose/Result

OC VISIT

INSPECTED

MEASURED

PERMIT VISIT

INSPECTED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

9,000

SF

Unit Price

8.64

I. Factor

1.0400

S.A.

6

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

NA

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

8.99

Land Value

80,900

Total Card Land Units:

0.21

AC

Parcel Total Land Area:

0.21

AC

Total Land Value:

80,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description		
Style	06		COLONIAL	#Heat Sys	1		NO		
Model	01		RESIDENTIAL	Central Vac	0				
Grade	C+		AVG. (+)	FBM Sqft					
Stories	2			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:				98.40	
Interior Floor 2	4		CARPET						
Heat Fuel	2		GAS						
Heat Type	1		FORCED H/A						
AC Type	03		FULL	Replace Cost				200,726	
Bedrooms	3		GOOD	AYB				2013	
Full Baths	2			EYB				2013	
Half Baths	1			Dep Code				GD	
Extra Fixtures	2			Remodel Rating					
Total Rooms	5			Year Remodeled					
Bath Style	G			Dep %					1
Bath Style	G			GOOD	Functional Obslnc				
Kitchen Style	G				External Obslnc				
Kitchens	1				Cost Trend Factor				
Extra Kitchens		WOOD		Condition					
Frame	1			% Complete					
Basement Floor	12			Overall % Cond					99
Bsmt Garage				CONCRETE	Apprais Val				198,700
Units	1				Dep % Ovr				0
WS Flues					Dep Ovr Comment				0
FBM Quality			Misc Imp Ovr						
Fireplaces	0		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	741		19.65	14,562
FFL	1ST FLOOR	741	741		98.40	72,911
GAR	GARAGE	0	480		39.36	18,892
OFP	OPEN PORCH	0	25		11.81	295
SFL	2ND FLOOR	936	936		98.40	92,098
WDK	WOOD DECK	0	144		13.67	1,968

Ttl. Gross Liv/Lease Area:		1,677	3,067	2,040		200,726
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