Property Location: 82 AVERY ST | **MAP ID:** 4A/ 1A/ 2/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 4013 | **Account #** 4079 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 11/30/2015 16:25

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MACNEIL KELLY S		1 TYPCL		
82 AVERY ST				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ
OC Dates	Final Area
In+Ex FY	Current Ac.
Mailed	
GIS ID: F_375677_2852165	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	141,900	141,900
RES LAND	101	81,400	81,400
RESIDNTL.	101	6,300	6,300
		Total	229,600	229,600

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MACNEIL KELLY S	20432/ 285	09/19/2014	Q	I	233,500	00
MAURER JENNIFER E	19001/ 281	11/18/2011	U	I	239,000	
MAHONEY SEAN M,	18731/ 416	04/08/2011	U	I	247,000	
MCCARTHY RONALD G ,	08030/ 0480	04/29/1992	U	I	150,000	
KENNEDY JOSEPH R +	6339/ 450	12/29/1986	U	I	129,900	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	101	141,900	2014	B	141,000	2013	B	141,000
2015	101	81,400	2014	L	84,200	2013	L	84,200
2015	101	6,300	2014	O	7,000	2013	O	7,100
	Total:	229,600		*Total:*	232,200		*Total:*	232,300

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	141,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	6,300
Appraised Land Value (Bldg)	81,400
Special Land Value	0
Total Appraised Parcel Value	229,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	229,600

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	NA

NOTES

SUB DIV 518 FY91 AB 29 CHK FOR NEW DECK
IN 05-FY12 ADD CVAC AND CHANGED FUEL
FROM OIL TO GAS (PROPANE) PER SALE
QUESTIONAIRE LETTER. SALE WAS FAIR
MARKET BUT FAMILY SALE.

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
66	03/28/2011	91	INSULATION	2,248		0		
109	05/01/1989	MN	Manual Note	10,000		0		POOL A
219	01/01/1986	MN	Manual Note	0		0		SFR

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
12/13/2013			317	3	MEAS+INSPCTD
12/15/2004			311	14	INSPECTED
04/06/2004			250	22	MAILER SENT
04/02/2004			311	2	MEASURED
04/01/1992			107	22	MAILER SENT

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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RC				10,237	SF	7.64	1.0400	6	1.0000	1.00	NA	1.00				1.00	7.95	81,400

Total Card Land Units: 0.24 AC | **Parcel Total Land Area:** 0.24 AC | **Total Land Value:** 81,400

Property Location: 82 AVERY ST **MAP ID:** 4A/ 1A/ 2/ / **Bldg Name:** **State Use:** 101

Vision ID: 4013 **Account #**4079 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/30/2015 16:25

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	18		SPLIT ENT
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.00		1 Story
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	4		CARPET
Interior Floor 2			
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		FULL
Bedrooms	3		
Full Baths	2		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	6		
Bath Style	A		AVERAGE
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage	2		
Units	1		
WS Flues			
FBM Quality	3		
Fireplaces	2		

CONSTRUCTION DETAIL (CONTINUED)

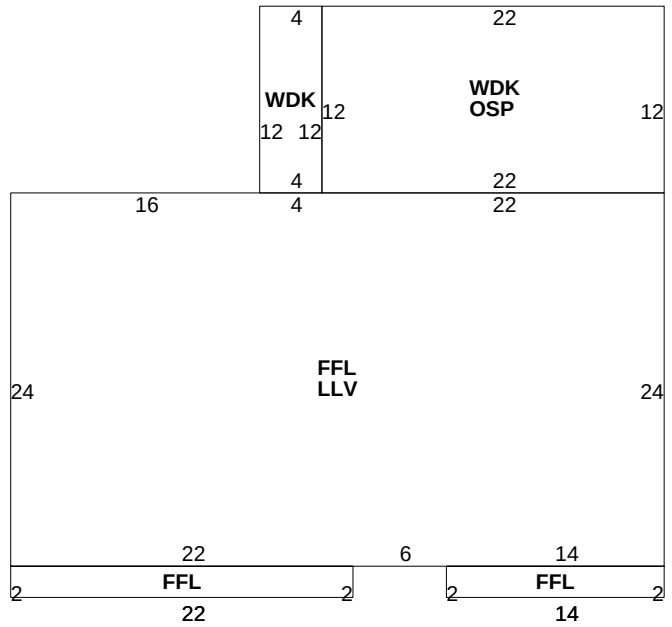
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	1		YES
FBM Sqft	706		
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	117.89
Replace Cost	166,937
AYB	1986
EYB	1999
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	15
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	85
Apprais Val	141,900
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	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
09	POOL A-R	OB	Outbuilding	L	512	12.08	1989	A		GD	70	4,300
02	SHED/FR			L	96	7.48	1989	A		GD	70	500
22	WOOD DK			L	280	9.20	1989	A		AV	60	1,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	1,080	1,080		117.89	127,325
LLV	LOWR LEVEL	0	1,008		29.47	29,709
OSP	SCRN PORCH	0	264		17.86	4,716
WDK	WOOD DECK	0	312		16.63	5,187
	Ttl. Gross Liv/Lease Area:	1,080	2,664	1,416		166,937