

Property Location: 43 LEE ST

Account #4290

MAP ID:53/ 3/ 0/ /

Bldg Name:

State Use:101

Vision ID: 4221

1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/30/2015 17:20

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION															
OSHAUGHNESSY WILLIAM F OSHAUGHNESSY PATRICIA L 43 LEE ST EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value									
											RESIDENTL.		101						64,400		64,400									
											RES LAND		101						97,400		97,400									
											RESIDENTL.		101		10,700		10,700													
SUPPLEMENTAL DATA																														
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_386158_2845062						Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																								
Total											172,500							172,500												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																	
OSHAUGHNESSY WILLIAM F				03160/ 0412		12/20/1965		U	I	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value							
													2015	101	64,400		2014	B	60,000		2013	B	66,400							
													2015	101	97,400		2014	L	100,200		2013	L	102,000							
													2015	101	10,700		2014	O	11,300		2013	O	11,500							
													Total:		172,500		Total:		171,500		Total:		179,900							
EXEMPTIONS					OTHER ASSESSMENTS							This signature acknowledges a visit by a Data Collector or Assessor																		
Year	Type	Description			Amount		Code	Description		Number	Amount											Comm. Int.								
Total:																														
ASSESSING NEIGHBORHOOD												Appraised Bldg. Value (Card) 64,400 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 10,700 Appraised Land Value (Bldg) 97,400 Special Land Value 0 Total Appraised Parcel Value 172,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 172,500																		
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								
201300041		01/07/2013		GEN	GENERATOR			2,000			0					06/07/2013 04/17/2009 05/21/2002 04/26/2002 04/23/2002				317 317 105 250 274	15 2 14 22 2	PERMIT VISIT MEASURED INSPECTED MAILER SENT MEASURED								
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				40,000	SF	2.20	1.1900	7	1.0000	1.00	MG	1.00			Spec Use		Spec Calc	.90		2.36	94,400				
1	101	ONE FAM			RA				0.58	AC	7,000.00	1.0000	0	1.0000	0.75	MG	1.00	SHP3					1.00	5,250.00	3,000					
Total Card Land Units:									1.50		AC	Parcel Total Land Area:									1.5 AC		Total Land Value:							97,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	15		OLD STYLE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	C		AVERAGE	FBM Sqft			
Stories	1.75		1 3/4 Stories	Int vs Ext	B		
Foundation	2			MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2	1		DRYWALL	COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:		81.95	
Interior Floor 2	2		SOFTWOOD				
Heat Fuel	2		GAS				
Heat Type	3		FORCED H/W	Replace Cost		97,516	
AC Type	01		NONE	AYB		1927	
Bedrooms	2			EYB		1980	
Full Baths	1			Dep Code		AG	
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	4			Dep %		34	
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			Overall % Cond		66	
Bsmt Garage				Apprais Val		64,400	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr		0	
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
03	GARAGE	OB	Outbuilding	L	704	28.18	1943	F		FR	50	8,900
06	CARPORT			L	196	8.63	1980	F		FR	50	800
06	CARPORT			L	256	8.63	1980	F		FR	50	1,000
GEN	GENERATOR			B	1	0.00	1980	A	1	AV	0	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	576		16.36	9,424
EFP	ENCL PORCH	0	128		24.33	3,114
FFL	1ST FLOOR	576	576		81.95	47,201
SFL	2ND FLOOR	461	461		81.95	37,777

Ttl. Gross Liv/Lease Area:		1,037	1,741	1,190		97,516
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