

Property Location: 30 MAYNARD ST

Account #1417

MAP ID:24/ 161/ 6RA/ /

Bldg Name:

State Use:101

Vision ID: 1382

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/01/2016 11:53

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION													
PICANO JOHN A PICANO DONNA M 30 MAYNARD ST EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value							
											RESIDENTL.		101						159,300		159,300							
											RES LAND		101						83,800		83,800							
											RESIDENTL.		101		3,000		3,000											
SUPPLEMENTAL DATA																												
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_381728_2855399				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																					
Total											246,100				246,100													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
PICANO JOHN A				04104/ 0086		02/27/1975		U	I	0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2016	101	157,500		2015	101	148,900		2014	B	141,200					
													2016	101	81,400		2015	101	81,400		2014	L	84,000					
													2016	101	3,000		2015	101	3,000		2014	O	3,100					
													Total:		241,900		Total:		233,300		Total:		228,300					
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																												
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																	
0001/A								101			MA																	
NOTES																												
SUB DIV #813 - FY2010 SUB DIV 1046 - FY2010 1373 SF FROM PARCEL 24-162-7RA (BK 351 P7) 11/14 MEAS FRONT & LEFT SIDE ONLY... FENCED YARD VERIFY REAR UPON INSP																												
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							
2		01/01/1992		MN	Manual Note		17,000			0			FGR		10/17/2014				317	2	MEASURED							
246		01/01/1985		MN	Manual Note		0			0			FAM RM		11/14/2003				274	3	MEAS+INSPCTD							
															03/05/1993				131	15	PERMIT VISIT							
															05/09/1992				131	14	INSPECTED							
															09/09/1991				131	2	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				20,000	SF	4.07	1.0300	5	1.0000	1.00	MA	1.00					1.00	4.19	83,800					
Total Card Land Units:								0.46	AC	Parcel Total Land Area:								0.46	AC	Total Land Value:								83,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	06		COLONIAL	#Heat Sys	1		YES	
Model	01		RESIDENTIAL	Central Vac	1			
Grade	C		AVERAGE	FBM Sqft				
Stories	2.00		2 Story	Int vs Ext	S			
Foundation	1		MIXED USE					
Exterior Wall 1	4		VINYL	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	3		GAMBREL					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	4		CARPET	Adj. Base Rate:				77.39
Interior Floor 2	3		HARDWOOD					
Heat Fuel	3		ELECTRIC					
Heat Type	6		ELECTRC BB					
AC Type	01		NONE					
Bedrooms	4			Replace Cost				218,251
Full Baths	2			AYB				1974
Half Baths	0			EYB				1987
Extra Fixtures	0			Dep Code				AG
Total Rooms	8			Remodel Rating				
Bath Style	A		AVERAGE	Year Remodeled				
Kitchen Style	A		AVERAGE	Dep %				27
Kitchens	1			Functional Obslnc				
Extra Kitchens	0		External Obslnc					
Frame	1	WOOD	Cost Trend Factor				1	
Basement Floor	12		Condition					
Bsmt Garage			% Complete					
Units	1		Overall % Cond				73	
WS Flues			Apprais Val				159,300	
FBM Quality			Dep % Ovr				0	
Fireplaces	2		Dep Ovr Comment					
			Misc Imp Ovr				0	
			Misc Imp Ovr Comment					
			Cost to Cure Ovr				0	
			Cost to Cure Ovr Comment					

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
07	POOL A-C	OB	Outbuilding	L	24	69.00	2003	A		GD	70	1,200
02	SHED/FR			L	400	7.48	1993	A		AV	60	1,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	864		15.50	13,389	
FFL	1ST FLOOR	1,104	1,104		77.39	85,443	
GAR	GARAGE	0	816		30.92	25,230	
SFL	2ND FLOOR	821	821		77.39	63,540	
STG	STORAGE	0	816		30.92	25,230	
WDK	WOOD DECK	0	498		10.88	5,418	

Ttl. Gross Liv/Lease Area:		1,925	4,919	2,820	218,251		
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