

Property Location: 87 GATES AV

MAP ID:12B/ 22/ 119/ /

Bldg Name:

State Use:101

Account #165

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/30/2016 14:29

VISION ID: 161

1006

AST LONGMEADOW, MA

VISION

CURRENT OWNER

CALLAN PHILIP J JR

CALLAN DORIS ANN

17 PRYNNE RIDGE RD

LONGMEADOW, MA 01106

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

264,100

Appraised Value

183,400

80,400

300

264,100

Assessed Value

183,400

80,400

300

264,100

Supplemental Data

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F_379210_2855682

Received

Field 7

Field 8

Field 9

Field 10

ASSOC PID#

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

CALLAN PHILIP J JR

11207/ 116

05/26/2000

U

I

176,420

CEBULA,JERZY 7

10470/ 023

10/01/1998

U

I

64,420

S

SECRETARY OF HOUSING + URBAN,

09905/ 0244

06/24/1997

U

I

100,000

L

FIorentino MICHAEL L +

08459/ 0063

06/18/1993

U

I

95,000

SPENCER RICHARD P +

02872/ 0014

04/11/1962

U

I

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

101

181,400

2015

101

181,400

2014

B

184,400

2016

101

78,100

2015

101

78,100

2014

L

80,600

2016

101

300

2015

101

300

2014

O

300

Total:

259,800

Total:

259,800

Total:

265,300

EXEMPTIONS

OTHER ASSESSMENTS

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

3 BEDROOMS AND BATH ON 2ND FL HOUSE HAS BEEN COMPLETELY REBUILT ROOF WAS RAISED TO MAKE FULL CEILING HEIGHT IN SFL ROOMS

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

183,400

0

300

80,400

0

264,100

C

0

264,100

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

235

10/19/1998

9

ALTERATION

45,000

0

09/22/2010

311

11

ENTRY DENIED

01/18/2000

247

3

MEAS+INSPCTD

11/03/1999

247

15

PERMIT VISIT

01/12/1999

105

15

PERMIT VISIT

04/09/1992

131

14

INSPECTED

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

RC

10,000

SF

7.81

1.0300

5

1.0000

1.00

MA

1.00

Spec Use

Spec Calc

1.00

8.04

80,400

Total Card Land Units:

0.23

AC

Parcel Total Land Area:

0.23

AC

Total Land Value:

80,400

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	1.5			Int vs Ext	S		
Foundation	3		MASONRY	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	2		HIP	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		78.26	
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL	Replace Cost		218,358	
Heat Type	3		FORCED H/W	AYB		1900	
AC Type	01		NONE	EYB		1998	
Bedrooms	4			Dep Code		VG	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %		16	
Total Rooms	9			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		84	
Basement Floor				Apprais Val		183,400	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	1			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
02	SHED/FR			L	70	7.48	1970	A		AV	60	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,324		15.66	20,740
EFP	ENCL PORCH	0	208		23.33	4,852
FFL	1ST FLOOR	1,324	1,324		78.26	103,622
GAR	GARAGE	0	412		31.34	12,914
OFP	OPEN PORCH	0	40		7.83	313
TQS	3/4 STORY	794	1,059		58.68	62,142
UHS	UNFIN HALF STORY	0	496		23.51	11,661
WDK	WOOD DECK	0	192		11.01	2,113

Ttl. Gross Liv/Lease Area:		2,118	5,055	2,790		218,358
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