

Property Location: 45 NELSON ST
Vision ID: 2499

Account #2542

MAP ID:2C/ 4/ 322/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/02/2016 09:21

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION							
DAVIDSON MARY K 45 NELSON ST EAST LONGMEADOW, MA 01028 Additional Owners:				1	TYPCL					Description	Code	Appraised Value	Assessed Value								
										RESIDENTL.	101	63,600	63,600								
										RES LAND	101	48,800	48,800								
										RESIDENTL.	101	400	400								
SUPPLEMENTAL DATA																					
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375614_2854055						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#															
										Total		112,800		112,800							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
DAVIDSON MARY K ROSS,MARY ANN ROSS MARY ANN, ROSS MARY ANN, ROSS MARY ANN,				17366/ 90 15153/ 436 12421/ 477 11894/ 314 03132/ 0459		06/25/2008 07/05/2005 12/18/2001 10/01/2001 08/12/1965		U	I	139,500 1 1 1 0		A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
													2016	101	49,300	2015	101	49,300	2014	B	52,000
													2016	101	52,700	2015	101	52,700	2014	L	44,900
													2016	101	400	2015	101	400			
													Total:		102,400		Total:		102,400		Total:
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			MF										
NOTES																					
SUMP PUMP WB SHED EST MEAS AT CYCLICAL												Appraised Bldg. Value (Card) 63,600 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 400 Appraised Land Value (Bldg) 48,800 Special Land Value 0 Total Appraised Parcel Value 112,800 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 112,800									
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						
201502007	06/29/2015	12	REROOF		18,000	05/13/2016	100	05/13/2016	INCLUDES STORM WIN	05/13/2016 04/08/2004 06/10/1992 08/01/1990 05/30/1980			317 311 131 131 500	15 3 14 2 3	PERMIT VISIT MEAS+INSPCTD INSPECTED MEASURED MEAS+INSPCTD						
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				4,200 SF	15.29	0.7600	3	1.0000	1.00	MF	1.00		Spec Use	Spec Calc	1.00	11.62	48,800
Total Card Land Units:				0.10		AC		Parcel Total Land Area:				0.1 AC				Total Land Value:				48,800	

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	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		72.91	
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost		113,595	
Heat Type	5		STEAM	AYB		1924	
AC Type	01		NONE	EYB		1970	
Bedrooms	3			Dep Code		FA	
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		44	
Total Rooms	5			Functional Obslnc			
Bath Style	F		FAIR	External Obslnc			
Kitchen Style	F		FAIR	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		56	
Basement Floor	12		CONCRETE	Apprais Val		63,600	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			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	80	7.48	2013	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	720		14.58	10,499
EFP	ENCL PORCH	0	36		22.28	802
FFL	1ST FLOOR	708	708		72.91	51,621
HST	HALF STORY	18	36		36.46	1,312
OPF	OPEN PORCH	0	144		7.09	1,021
OSP	SCRN PORCH	0	144		11.14	1,604
TQS	3/4 STORY	621	828		54.68	45,278
WDK	WOOD DECK	0	144		10.13	1,458
Ttl. Gross Liv/Lease Area:		1,347	2,760	1,558		113,595

