

Property Location: 291 NORTH MAIN ST

Account #268

MAP ID:14/ 20/ 0/ /

Bldg Name:

State Use:101

Vision ID: 261

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/30/2016 14:53

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																												
WANG MENG LAI HUI ZHEN LAN 291 NORTH MAIN ST. EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value																						
											RESIDENTL.		101						79,000		79,000																						
											RES LAND		101						71,600		71,600																						
											RESIDENTL.		101		4,100		4,100																										
SUPPLEMENTAL DATA																																											
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_379025_2854152				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																																				
Total											154,700				154,700																												
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																												
WANG MENG LAI TWOHIG,MARY K HEIRS & DEV OF			17339/ 496 03746/ 0292		06/10/2008 11/03/1972		U I U I		149,000 0		H		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value														
													2016		101		78,100		2015		101		78,100		2014		B		76,200														
													2016		101		69,500		2015		101		69,500		2014		L		71,800														
													2016		101		4,100		2015		101		4,100		2014		O		5,300														
													Total:				151,700		Total:				151,700		Total:				153,300														
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																																											
														Appraised Bldg. Value (Card) 79,000																													
														Appraised XF (B) Value (Bldg) 0																													
														Appraised OB (L) Value (Bldg) 4,100																													
														Appraised Land Value (Bldg) 71,600																													
														Special Land Value 0																													
														Total Appraised Parcel Value 154,700																													
														Valuation Method: C																													
														Adjustment: 0																													
														Net Total Appraised Parcel Value 154,700																													
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															
																		04/29/2004						317		14		INSPECTED															
																		04/02/2004						250		22		MAILER SENT															
																		03/22/2004						317		2		MEASURED															
																		04/01/1992						107		22		MAILER SENT															
																		10/09/1990						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					
																																Spec Use		Spec Calc									
1		101		ONE FAM		RC								7,500		SF		10.30		1.0300		5		1.0000		1.00		MA		1.00				TRF3		190		.90		9.55		71,600	
Total Card Land Units:						0.17		AC		Parcel Total Land Area:						0.17 AC						Total Land Value:						71,600															

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	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		93.21	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		141,026	
Heat Type	2		GRAVITY H/A	AYB		1950	
AC Type	01		NONE	EYB		1975	
Bedrooms	2			Dep Code		AV	
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %		39	
Total Rooms	4			Functional ObsInc			
Bath Style	A		AVERAGE	External ObsInc		5	
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		56	
Basement Floor				Apprais Val		79,000	
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
03	GARAGE	OB	Outbuilding	L	240	28.18	1960	A		AV	60	4,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	988		18.68	18,455
EPF	ENCL PORCH	0	96		28.16	2,703
FFL	1ST FLOOR	988	988		93.21	92,091
OPF	OPEN PORCH	0	24		7.77	186
UHS	UNFIN HALF STORY	0	988		27.93	27,590

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