

Property Location: 43 MEADOW RD
Vision ID: 2967

Account #3017

Bldg #: 1 of 1

Bldg Name: Sec #: 1 of 1 Card 1 of 1

State Use: 101
Print Date: 12/02/2016 11:08

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION											
CHAMPAGNE DAVID R CHAMPAGNE JULIE E 4 HICKORY HILL DR WILBRAHAM, MA 01095 Additional Owners:						1 TYPCL						Description		Code		Appraised Value		Assessed Value													
												RESIDENTL.		101		132,100		132,100													
												RES LAND		101		98,800		98,800													
												RESIDENTL.		101		500		500													
SUPPLEMENTAL DATA												Total								231,400		231,400									
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_384662_2853930				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.		PREVIOUS ASSESSMENTS (HISTORY)															
CHAMPAGNE DAVID R LANE,PEARLE B LANE PAUL R + PEARLE B,				17725/ 211 BK10114-P85 02753/ 0152		04/03/2009 12/29/1997 07/05/1960		U U U		I I I		1 1 0		A A		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
																2016	101	130,600		2015	101	130,600		2014	B	125,600					
																2016	101	95,600		2015	101	95,600		2014	L	98,600					
																2016	101	500		2015	101	500		2014	O	600					
																Total:		226,700		Total:		226,700		Total:		224,800					
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRaised VALUE SUMMARY Appraised Bldg. Value (Card)132,100 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)500 Appraised Land Value (Bldg)98,800 Special Land Value0 Total Appraised Parcel Value231,400 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value231,400																	
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			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											
201502421 107		08/17/2015 01/01/1986		21 MN	SIDING Manual Note		10,000 0		05/13/2016	100 0	05/13/2016		INCLUDES 16 WINDOW FAMILY RM		05/13/2016 12/28/2012 12/19/2002 12/13/2002 12/12/2002			317 317 274 250 274	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	SF	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				16,826		4.77	1.2300	7	1.0000	1.00	MG	1.00							1.00	5.87	98,800					
Total Card Land Units:									0.39	AC	Parcel Total Land Area:									0.39	AC	Total Land Value:									98,800

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	1.75		1 3/4 STORIES			Int vs Ext	S		SAME							
Foundation	1		CONCRETE			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	1		DRYWALL													
Interior Wall 2																
Interior Floor 1	3		HARDWOOD									Adj. Base Rate:			82.33	
Interior Floor 2	4		CARPET													
Heat Fuel	1		OIL													
Heat Type	1		FORCED H/A									Replace Cost			180,954	
AC Type	01		NONE									AYB			1956	
Bedrooms	3											EYB			1987	
Full Baths	1											Dep Code			GD	
Half Baths	1											Remodel Rating				
Extra Fixtures	0											Year Remodeled				
Total Rooms	7											Dep %			27	
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		CONCRETE									Overall % Cond			73	
Bsmt Garage												Apprais Val			132,100	
Units	1											Dep % Ovr			0	
WS Flues												Dep Ovr Comment				
FBM Quality												Misc Imp Ovr			0	
Fireplaces	1					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				
19	PATIO			L	144	5.75	1965	A		AV	60	500				
BUILDING SUB-AREA SUMMARY SECTION																
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value					
BMT	BASEMENT			0		912			16.43		14,983					
FFL	1ST FLOOR			1,304		1,304			82.33		107,354					
GAR	GARAGE			0		308			32.88		10,126					
TQS	3/4 STORY			445		593			61.78		36,635					
UTQ	UNFIN TQS			0		319			37.16		11,855					
Ttl. Gross Liv/Lease Area:				1,749		3,436	2,198				180,954					

