

Property Location: 82 AVERY ST
Vision ID: 4013

Account #4079

MAP ID:4A/ 1A/ 2/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/02/2016 16:21

CURRENT OWNER

MACNEIL KELLY S

82 AVERY ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

143,200

143,200

RES LAND

101

83,600

83,600

RESIDENTL.

101

6,300

6,300

Total

233,100

233,100

1006

AST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

PELOQUIN JAMES R

21253/ 250

07/07/2016

Q

I

262,000

00

MACNEIL KELLY S

20432/ 285

09/19/2014

Q

I

233,500

00

MAURER JENNIFER E

19001/ 281

11/18/2011

U

I

239,000

MAHONEY SEAN M,

18731/ 416

04/08/2011

U

I

247,000

MCCARTHY RONALD G ,

08030/ 0480

04/29/1992

U

I

150,000

KENNEDY JOSEPH R +

6339/ 450

12/29/1986

U

I

129,900

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

101

141,900

2015

101

141,900

2014

B

141,000

2016

101

81,400

2015

101

81,400

2014

L

84,200

2016

101

6,300

2015

101

6,300

2014

O

7,000

Total:

229,600

Total:

229,600

Total:

232,200

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

NA

NOTES

SUB DIV 518 FY91 AB 29 CHK FOR NEW DECK

IN 05-FY12 ADD CVAC AND CHANGED FUEL

FROM OIL TO GAS (PROPANE) PER SALE

QUESTIONNAIRE LETTER. SALE WAS FAIR

MARKET BUT FAMILY SALE.

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

66

03/28/2011

91

INSULATION

2,248

0

109

05/01/1989

MN

Manual Note

10,000

0

POOL A

219

01/01/1986

MN

Manual Note

0

0

SFR

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

12/13/2013

317

3

MEAS+INSPCTD

09/30/2013

317

3

MEAS+INSPCTD

12/15/2004

311

14

INSPECTED

04/06/2004

250

22

MAILER SENT

04/02/2004

311

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

10,237

SF

7.64

1.0700

6

1.0000

1.00

NA

1.00

1.00

8.17

83,600

Total Card Land Units:

0.24

AC

Parcel Total Land Area:

0.24

AC

Total Land Value:

83,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	18		SPLIT ENT	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	C		AVERAGE	FBM Sqft	706		
Stories	1.00		1 STORY	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	4		CARPET	Adj. Base Rate:		118.98	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		168,480	
Heat Type	1		FORCED H/A	AYB		1986	
AC Type	03		FULL	EYB		1999	
Bedrooms	3			Dep Code		GD	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		15	
Total Rooms	6			Functional ObsInc			
Bath Style	A		AVERAGE	External ObsInc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		85	
Basement Floor	12		CONCRETE	Apprais Val		143,200	
Bsmt Garage	2			Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces	2			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description		Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value	
FFL	1ST FLOOR		1,080		1,080				118.98		128,502	
LLV	LOWR LEVEL		0		1,008				29.75		29,984	
OSP	SCRN PORCH		0		264				18.03		4,759	
WDK	WOOD DECK		0		312				16.78		5,235	

Ttl. Gross Liv/Lease Area:				1,080	2,664	1,416			168,480
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