

Property Location: 35 FRASER DR
Vision ID: 5533

Account #5612

MAP ID:77/ 65/ 5/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/06/2016 12:10

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																		
JOHNSON WILLIAM F JOHNSON PAMELA H 35 FRASER DR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value												
											RESIDENTL.		101						220,200		220,200												
											RES LAND		101						115,000		115,000												
											RESIDENTL.		101		38,500		38,500																
SUPPLEMENTAL DATA																																	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_391279_2845903						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																											
Total											373,700				373,700																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																				
JOHNSON WILLIAM F				05657/ 0365		07/27/1984		U	I	0		G	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value										
													2016	101	217,800		2015	101	217,800		2014	B	220,600										
													2016	101	111,400		2015	101	111,400		2014	L	115,000										
													2016	101	38,500		2015	101	38,500		2014	O	40,400										
													Total:		367,700		Total:		367,700		Total:		376,000										
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			NG																						
NOTES																																	
CATH CEILING HEAT PUMP, TQS OVER GARAGE																																	
1997 FOUNDATION CRUMBLING MUST BE																																	
REPLACED EST COST \$100,000 NEW																																	
FOUNDATION INSIDE THE OLD ONE																																	
FOUNDATION 3/07																																	
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												
384		12/16/2005		42	REPAIRS			25,000			0			FOUNDATION		03/29/2007			311	3	MEAS+INSPCTD												
16		01/22/1997		MN	Manual Note			49,500			0			REMODEL		03/09/2007			311	30	NOAH												
216		10/01/1991		MN	Manual Note			7,000			0			FGR		04/20/2006			311	2	MEASURED												
																02/03/2006			311	15	PERMIT VISIT												
																02/03/2006			311	15	PERMIT VISIT												
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			RA				40,000		2.20	1.2800	8	1.0000	1.00	NG	1.00			Spec Use	Spec Calc		1.00	2.82	112,800								
1	101	ONE FAM			RA				0.32 AC		7,000.00	1.0000	0	1.0000	1.00	NG	1.00						1.00	7,000.00	2,200								
Total Card Land Units:									1.24		AC	Parcel Total Land Area:									1.24 AC		Total Land Value:									115,000	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description		
Style	05		CAPE	#Heat Sys	1				
Model	01		RESIDENTIAL	Central Vac	1				
Grade	C+		AVG. (+)	FBM Sqft					
Stories	1.50		1 1/2 Stories	Int vs Ext	S				
Foundation	1		MIXED USE						
Exterior Wall 1	26		WOOD	Code	Description			Percentage	
Exterior Wall 2	16		STONE VENR	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	4	CARPET	Adj. Base Rate:				87.39		
Interior Floor 2									
Heat Fuel	2	GAS	Replace Cost				262,155		
Heat Type	1	FORCED H/A	AYB				1984		
AC Type	03	Full	EYB				1998		
Bedrooms	4		Dep Code				GD		
Full Baths	3		Remodel Rating						
Half Baths	0		Year Remodeled						
Extra Fixtures	1		Dep %				16		
Total Rooms	8		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	12		Apprais Val				220,200		
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
11	POOL I-V	OB	Outbuilding	L	648	29.00	1986	A		AV	60	11,300
04	GARAGE/L			L	1,020	30.48	1988	G		GD	70	27,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,388		17.50	24,293
CFL	CATHEDRAL CE	940	940		89.99	84,589
FFL	1ST FLOOR	644	644		87.39	56,276
GAR	GARAGE	0	728		34.93	25,429
HST	HALF STORY	224	448		43.69	19,574
OFF	OPEN PORCH	0	104		8.40	874
TQS	3/4 STORY	585	780		65.54	51,120
Ttl. Gross Liv/Lease Area:		2,393	5,032	3,000		262,155

