

Property Location: 55 DEARBORN ST
Vision ID: 76

Account #79

Bldg #: 1 of 1

Bldg Name: Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 11/30/2016 14:08

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
COTE DENNIS P PO BOX 3421 SPRINGFIELD, MA 01101 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	80,900	80,900		
						RES LAND	101	80,400	80,400		
						RESIDENTL.	101	1,400	1,400		
SUPPLEMENTAL DATA						Total				162,700	162,700
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_379592_2855353			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)								
COTE DENNIS P MANEWICH ROBERTA L, MACNEIL CLAIRE M MACNEIL CLAIRE M LIFE EST MACNEIL CLAIRE M		16419/ 209	12/27/2006	U	I	175,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		10040/ 0162	10/23/1997	U	I	79,000		2016	101	80,000	2015	101	80,000	2014	B	75,200
		10040/ 0160	10/23/1997	U	I	1 A		2016	101	78,000	2015	101	78,000	2014	L	80,600
		08956/ 0399	09/30/1994	U	I	1 A		2016	101	1,400	2015	101	1,400	2014	O	1,700
		03974/ 0297	05/29/1974	U	I	0		Total:			159,400	Total:		159,400	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	MA

NOTES

WB SALE LTR SENT 12/19/97

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	80,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,400
Appraised Land Value (Bldg)	80,400
Special Land Value	0
Total Appraised Parcel Value	162,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	162,700

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			
218	07/30/2002	11	POOL	4,000		0			11/03/2016			317	2	MEASURED			
146	06/13/2001	21	SIDING	9,659		0			04/05/2004			250	22	MAILER SENT			
135	06/08/2001	17	DECK	1,500		0			03/24/2004			311	2	MEASURED			
100	05/09/2001	25	WINDOWS	5,000		0		ADDING TO EXISTING VINYL REPLCMNT	01/07/2003			274	15	PERMIT VISIT			
									02/05/2002			274	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			
																Spec Use	Spec Calc								
1	101	ONE FAM	RC				10,019	SF	7.79	1.0300	5	1.0000	1.00	MA	1.00					1.00	8.02	80,400			
Total Card Land Units:							0.23	AC	Parcel Total Land Area:							0.23	AC	Total Land Value:							80,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	19		RANCH	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0		NO	
Grade	C		AVERAGE	FBM Sqft	605			
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				Adj. Base Rate:				113.18
Interior Floor 1	3		HARDWOOD	Replace Cost AYB EYB Dep Code Remodel Rating Year Remodeled Dep % Functional Obslnc External Obslnc Cost Trend Factor Condition % Complete Overall % Cond Apprais Val Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment				124,386
Interior Floor 2	4		CARPET					1968
Heat Fuel	3		ELECTRIC					1979
Heat Type	6		ELECTRC BB					AV
AC Type	01		NONE					
Bedrooms	2							
Full Baths	1							
Half Baths	0							
Extra Fixtures	0							35
Total Rooms	4							
Bath Style	A		AVERAGE					
Kitchen Style	A		AVERAGE					1
Kitchens	1							
Extra Kitchens	0							
Frame	1		WOOD					65
Basement Floor								80,900
Bsmt Garage								0
Units	1							0
WS Flues								
FBM Quality	3							0
Fireplaces	0							

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	96	7.48	2000	A		GD	70	500
07	POOL A-C	OB	Outbuilding	L	18	69.00	2002	A		GD	70	900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	864		22.66	19,580	
FFL	1ST FLOOR	890	890		113.18	100,731	
WDK	WOOD DECK	0	256		15.92	4,075	
Ttl. Gross Liv/Lease Area:		890	2,010	1,099		124,386	

