

Property Location: 12 PINE ST
Vision ID: 1155

Account #1185

MAP ID: 2/ 55/ 30/ /
Bldg #: 1 of 1
Sec #: 1 of 1
Card 1 of 1

Bldg Name:
Print Date: 12/14/2017 20:48

State Use: 101

CURRENT OWNER

THIFAULT ERNEST P + LINDA R

12 PINE ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

101
101

Appraised Value

106,500
61,400

Assessed Value

106,500
61,400

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_374367_2854555

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

Total

167,900

167,900

RECORD OF OWNERSHIP

BK-VOL/PAGE

20734/ 157
06867/ 0473
04210/ 0021

SALE DATE

06/05/2015
06/15/1988
12/05/1975

q/u

Q
U
U

v/i

1
1
1

SALE PRICE

175,000
1
0

V.C.

00
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017
2017

Code

101
101

Assessed Value

104,300
58,300

Yr.

2016
2016

Code

101
101

Assessed Value

103,200
62,800

Yr.

2015
2015

Code

101
101

Assessed Value

106,100
62,800

Total:

162,600

Total:

166,000

Total:

168,900

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MF

NOTES

INT REMOD
FY16 UPDATED PER MLS 1798303

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

106,500

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

61,400

Special Land Value

0

Total Appraised Parcel Value

167,900

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

167,900

BUILDING PERMIT RECORD

Permit ID

201500462
65

Issue Date

03/17/2015
04/05/2005

Type

7
25

Description

REMODEL
WINDOWS

Amount

17,500
3,324

Insp. Date

04/24/2015

% Comp.

100
0

Date Comp.

04/24/2015

Comments

FIN ATC, REMOVE WALLS
4 DOUBLE HUNG NVC

VISIT/CHANGE HISTORY

Date

04/24/2015
10/02/2006
11/10/2005
04/16/2004
04/13/2004

Type

IS

ID

317
250
311
250
316

Cd.

15
22
15
22
2

Purpose/Result

PERMIT VISIT
MAILER SENT
PERMIT VISIT
MAILER SENT
MEASURED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

5,640 SF

Unit Price

14.33

I. Factor

0.7600

S.A.

3

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MF

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

10.89

Land Value

61,400

Total Card Land Units:

0.13 AC

Parcel Total Land Area:

0.13 AC

Total Land Value:

61,400

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		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				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			107.53
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL	Replace Cost			152,162
Heat Type	1		FORCED H/A	AYB			1950
AC Type	03		FULL	EYB			1987
Bedrooms	3			Dep Code			GD
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			30
Total Rooms	5			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			70
Basement Floor				Apprais Val			106,500
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	832		21.46	17,851	
FFL	1ST FLOOR	832	832		107.54	89,469	
HST	HALF STORY	416	832		53.77	44,735	
OPF	OPEN PORCH	0	8		13.44	108	
Ttl. Gross Liv/Lease Area:		1,248	2,504	1,415		152,162	

