

Property Location: 24 GATES AV
Vision ID: 124

Account #127

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/14/2017 14:19

CURRENT OWNER

KRANZ MATTHEW P

24 GATES AV

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

206,600

Appraised Value

101,400

87,500

17,700

206,600

Assessed Value

101,400

87,500

17,700

206,600

1006

4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

WEBSTER REBECCA M

KRANZ MATTHEW P

MOULTON,JOHN C

MOULTON,JOHN C

DAVID,VIRGINIA B

DAVID VIRGINIA B,LIFE ESTATE +

BK-VOL/PAGE

21783/ 202

18058/ 79

13824/ 142

13734/ 65

13461/ 15

11817/ 24

SALE DATE

07/27/2017

11/03/2009

12/05/2003

10/29/2003

08/06/2003

08/17/2001

q/u

Q

U

U

U

U

U

v/i

1

1

1

1

1

1

SALE PRICE

230,000

230,000

182,500

182,500

1

1

V.C.

00

F

A

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

100,200

85,500

18,200

203,900

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

99,300

83,000

18,200

200,500

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

99,300

83,000

18,200

200,500

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

101,400

0

17,700

87,500

0

206,600

C

0

206,600

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201601891

06/08/2016

17

DECK

3,800

03/30/2017

100

03/30/2017

540 SF OFF REAR

327

10/14/2004

3

GARAGE

29,700

0

OC 7/11/2005

277

10/15/2003

5

DEMOLITION

1,325

0

DEMO-GARAGE

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

03/30/2017

317

15

PERMIT VISIT

02/10/2010

317

16

FIELDREV CHG

01/08/2010

317

3

MEAS+INSPCTD

12/16/2004

311

15

PERMIT VISIT

06/30/2004

328

16

FIELDREV CHG

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

25,000 SF

3.50

1.0000

5

1.0000

1.00

MA

1.00

1.00

3.50

87,500

Total Card Land Units:

0.57 AC

Parcel Total Land Area:

0.57 AC

Total Land Value:

87,500

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	860		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	7		BRICK	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	2		PLASTER				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2				Adj. Base Rate:		112.32	
Heat Fuel	2		GAS	Replace Cost		177,913	
Heat Type	3		FORCED H/W	AYB		1950	
AC Type	03		FULL	EYB		1974	
Bedrooms	2			Dep Code		AV	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		43	
Total Rooms	6			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		57	
Basement Floor	12		CONCRETE	Apprais Val		101,400	
Bsmt Garage	1			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			

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
04	GARAGE/L			L	664	30.48	2004	G		GD	70	17,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,171		22.44	26,283	
EFB	ENCL PORCH	0	42		34.77	1,460	
FFL	1ST FLOOR	1,255	1,255		112.32	140,960	
WDK	WOOD DECK	0	584		15.77	9,210	
Ttl. Gross Liv/Lease Area:		1,255	3,052	1,584		177,913	

