

Property Location: 192 NORTH MAIN ST

MAP ID: 25/ 3/ 4/ /

Bldg Name:

State Use: 031

Vision ID: 1598

Account #1633

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 08:42

CURRENT OWNER

MCCANDLISH MARYALYN E

23 RURAL LN

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

COMMERC.

COMM LAND

COMMERC.

Total

Code

013

013

013

031

031

031

194,600

Appraised Value

24,325

23,450

875

72,975

70,350

2,625

194,600

Assessed Value

24,325

23,450

875

72,975

70,350

2,625

194,600

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

AMORE VINCENZO

MCCANDLISH MARYALYN E

PRECISION DENTAL PROSTHETICS I,

BK-VOL/PAGE

21877/ 374

17326/ 166

04076/ 0180

SALE DATE

09/28/2017

06/02/2008

12/03/1974

q/u

Q

U

U

v/i

1

1

1

SALE PRICE

199,900

1

0

V.C.

00

B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

2017

2017

2017

Total:

Code

013

013

013

031

031

031

Assessed Value

23,650

23,050

875

70,950

69,150

2,625

190,300

Yr.

2016

2016

2016

2016

2016

2016

Total:

Code

013

013

013

031

031

031

Assessed Value

22,975

20,975

875

68,925

62,925

2,625

179,300

Yr.

2015

2015

2015

2015

2015

2015

Total:

Code

013

013

013

031

031

031

Assessed Value

22,975

20,975

875

68,925

62,925

2,625

179,300

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

031

Batch

BG

NOTES

BASMENT NO LONGER USED AS

OFFICE-SPACE/STORAGE/LAUNDRY-TENANT:

MARTIN APPRAISAL

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

97,300

0

3,500

93,800

0

194,600

C

0

194,600

BUILDING PERMIT RECORD

Permit ID

148

Issue Date

05/01/1988

Type

MN

Description

Manual Note

Amount

8,500

Insp. Date

% Comp.

0

Date Comp.

Comments

RENOVATION

VISIT/CHANGE HISTORY

Date

09/05/2008

06/02/2004

07/07/1992

12/13/1988

04/09/1981

Type

IS

ID

317

303

107

105

500

Cd.

3

3

3

15

3

Purpose/Result

MEAS+INSPCTD

MEAS+INSPCTD

MEAS+INSPCTD

PERMIT VISIT

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

Use Code

031

Use Description

MixComRes

Zone

BUS

D

Front

Depth

Units

4,812

SF

Unit Price

11.40

I. Factor

1.7100

S.A.

E

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

BG

Adj.

1.00

Notes- Adj

Special Pricing

S Adj Fact

1.00

Adj. Unit Price

19.49

Land Value

93,800

Total Card Land Units:

0.11

AC

Parcel Total Land Area:

0.11

AC

Total Land Value:

93,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	94		COMMERCIAL				
Grade	C+		AVG. (+)				
Stories	2.00		2 STORY				
Occupancy	2			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				031	MixComRes		75
Roof Structure	3		GAMBREL	013	RES/COM		25
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2	8		PLYWD PANL	COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			91.76
Interior Floor 2							
Heating Fuel	3		ELECTRIC	Replace Cost			124,704
Heating Type	6		ELECTRC BB	AYB			1924
AC Percent	50			EYB			1995
FBM Sqft	432			Dep Code			GD
Bldg Use	031		MixComRes	Remodel Rating			
Total Rooms	3			Year Remodeled			
Bedrooms	1			Dep %			22
Full Baths	1			Functional ObsInc			
Half Baths	1			External ObsInc			
Extra Fixtures	2			Cost Trend Factor			1
#Heat Sys	1			Condition			
Frame	1		WOOD	% Complete			
Bath Style	A		AVERAGE	Overall % Cond			78
Foundation	2		CONC BLOCK	Apprais Val			97,300
Partitions	T		TYPICAL	Dep % Ovr			0
Wall Height	12			Dep Ovr Comment			
FBM Quality	3			Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				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
85	PAVING			L	3,352	1.61	1975	A		AV	55	3,000
02	SHED/FR			L	120	7.48	1988	A		AV	55	500
CVAC	CENTRAL VAC			B	1	1.00	1995	A	1	AV	78	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	576		18.32	10,553
FFL	1ST FLOOR	660	660		91.76	60,563
OFP	OPEN PORCH	0	35		10.49	367
SFL	2ND FLOOR	576	576		91.76	52,855
WDK	WOOD DECK	0	25		14.68	367
Ttl. Gross Liv/Lease Area:		1,236	1,872	1,359		124,704

