

Property Location: 90 NORTH MAIN ST
Vision ID: 1807

Account #1843

MAP ID: 26/ 25/ 1/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 09:32

CURRENT OWNER

MURPHY WILLIAM J JR

90 NORTH MAIN ST

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

190,500

Appraised Value

110,600

73,100

6,800

190,500

Assessed Value

110,600

73,100

6,800

190,500

1006

4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

MURPHY WILLIAM J JR

MURPHY

MURPHY

BK-VOL/PAGE

07026/ 0040

6006/ 120

02217/ 0316

SALE DATE

11/21/1988

02/06/1986

12/26/1952

q/u

U

U

U

v/i

1

1

1

SALE PRICE

1

1

0

V.C.

A

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

108,400

71,500

6,800

186,700

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

106,900

69,400

6,800

183,100

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

106,900

69,400

6,800

183,100

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

OFFICE LAW

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

110,600

0

6,800

73,100

0

190,500

C

0

190,500

BUILDING PERMIT RECORD

Permit ID

253

Issue Date

09/01/1993

Type

MN

Description

Manual Note

Amount

1,785

Insp. Date

% Comp.

0

Date Comp.

Comments

REROOF

VISIT/CHANGE HISTORY

Date

05/28/2004

01/27/1994

01/30/1992

01/17/1992

02/04/1981

Type

IS

ID

303

105

131

107

500

Cd.

3

15

3

22

3

Purpose/Result

MEAS+INSPCTD

PERMIT VISIT

MEAS+INSPCTD

MAILER SENT

MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

6,960 SF

Unit Price

11.68

I. Factor

1.0000

S.A.

5

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MA

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

TRF3

Spec Calc

190

S Adj Fact

.90

Adj. Unit Price

10.51

Land Value

73,100

Total Card Land Units:

0.16 AC

Parcel Total Land Area:

0.16 AC

Total Land Value:

73,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	15		OLD STYLE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C+		AVG. (+)	FBM Sqft	472		
Stories	2.00		2 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	8		BRICK VENR	Code	Description		Percentage
Exterior Wall 2	4		VINYL	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER	COST/MARKET VALUATION			
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		82.30	
Interior Floor 2							
Heat Fuel	3		ELECTRIC	Replace Cost		170,118	
Heat Type	6		ELECTRC BB	AYB		1880	
AC Type	01		NONE	EYB		1987	
Bedrooms	3			Dep Code		GD	
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		30	
Total Rooms	9			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc		5	
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		65	
Basement Floor	12		CONCRETE	Apprais Val		110,600	
Bsmt Garage				Dep % Ovr		0	
Units	2			Dep Ovr Comment			
WS Flues	2			Misc Imp Ovr		0	
FBM Quality	1			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
03	GARAGE	OB	Outbuilding	L	400	28.18	1943	A		AV	60	6,800

BUILDING SUB-AREA SUMMARY SECTION

<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
BMT	BASEMENT	0	1,048		16.49	17,283
EFP	ENCL PORCH	0	55		25.44	1,399
FFL	1ST FLOOR	1,216	1,216		82.30	100,079
SFL	2ND FLOOR	624	624		82.30	51,356

<i>Ttl. Gross Liv/Lease Area:</i>	1,840	2,943	2,067	170,118
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