

Property Location: 25-27 PLEASANT ST
Vision ID: 2070

Account #2107

MAP ID: 27/ 92/ 2/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 104

Print Date: 12/15/2017 10:47

CURRENT OWNER

WALKER RICHARD H + RUTH A TR

36 MAPLESHADE AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

104

104

104

195,500

Appraised Value

118,300

74,000

3,200

195,500

Assessed Value

118,300

74,000

3,200

195,500

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

WALKER RICHARD H + RUTH A TR

WALKER RICHARD H,

MINER THOMAS W +

MACLEAN NORMAN A

BK-VOL/PAGE

17796/ 504

09009/ 0106

07286/ 50

05649/ 0386

SALE DATE

05/20/2009

12/02/1994

06/11/1989

07/12/1984

q/u

U

U

U

U

v/i

1

1

1

1

SALE PRICE

1

122,000

146,000

0

V.C.

A

A

A

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

104

104

104

Assessed Value

119,600

72,300

3,200

195,100

Yr.

2016

2016

2016

Total:

Code

104

104

104

Assessed Value

105,600

70,200

3,200

179,000

Yr.

2015

2015

2015

Total:

Code

104

104

104

Assessed Value

112,300

70,200

3,200

185,700

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

104

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

118,300

0

3,200

74,000

0

195,500

C

0

195,500

BUILDING PERMIT RECORD

Permit ID

201402951

196

Issue Date

12/16/2014

08/21/2009

Type

62

12

Description

SOLAR

REROOF

Amount

17,850

13,000

Insp. Date

03/20/2015

% Comp.

100

0

Date Comp.

03/20/2015

Comments

NVC

VISIT/CHANGE HISTORY

Date

03/20/2015

12/04/2009

04/06/2004

03/23/2004

10/17/2003

Type

IS

ID

317

317

317

250

274

Cd.

15

15

14

22

2

Purpose/Result

PERMIT VISIT

PERMIT VISIT

INSPECTED

MAILER SENT

MEASURED

LAND LINE VALUATION SECTION

B #

1

Use Code

104

Use Description

TWO FAM

Zone

RC

D

Front

Depth

Units

9,750

SF

Unit Price

8.43

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

TRF2

190

S Adj Fact

.90

Adj. Unit Price

7.59

Land Value

74,000

Total Card Land Units:

0.22

AC

Parcel Total Land Area:

0.22

AC

Total Land Value:

74,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	12		MULTI-CONV	#Heat Sys	2		
Model	03		MULTI-FAMILY	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	2.5			Int vs Ext	S		SAME
Foundation	3		MASONRY	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				104	TWO 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	3		HARDWOOD	Adj. Base Rate:		81.15	
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL				
Heat Type	5		STEAM	Replace Cost		207,510	
AC Type	01		NONE	AYB		1910	
Bedrooms	6			EYB		1974	
Full Baths	2			Dep Code		AV	
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	12			Dep %		43	
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	2			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond		57	
Bsmt Garage				Apprais Val		118,300	
Units	2			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr		0	
Fireplaces	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
03	GARAGE	OB	Outbuilding	L	324	28.18	1943	A		PR	30	2,700
06	CARPORT			L	168	8.63	1995	P		FR	50	500
SOL	Solar Panels	EX	Extra Feature	B	1	0.00	1974		1		100	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	960		16.23	15,582	
EFP	ENCL PORCH	0	32		25.36	812	
FFL	1ST FLOOR	960	960		81.15	77,908	
OFP	OPEN PORCH	0	192		8.03	1,542	
SFL	2ND FLOOR	960	960		81.15	77,908	
STG	STORAGE	0	560		32.46	18,178	
UAT	UNFIN ATTC	0	960		16.23	15,582	
Ttl. Gross Liv/Lease Area:		1,920	4,624	2,557		207,510	

