

Property Location: 41 CARVILL AV
Vision ID: 2215

Account #2253

MAP ID: 28A/ 44/ 192/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 11:42

CURRENT OWNER

GOLDBERG MICHAEL

41 SPRUCE ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Code

101

101

101

Appraised Value

196,400

75,600

8,000

Assessed Value

196,400

75,600

8,000

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F_380960_2847833

Received

Field 7

Field 8

Field 9

Field 10

ASSOC PID#

Total

280,000

280,000

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

GOLDBERG MICHAEL

HOCHBERG A + S DANE TRUSTEES,

GOLDBERG MICHAEL D

CABRERA JOSEPH JR

SCHUNK PAUL C + DOREEN S

14966/ 528

09588/ 0438

09410/ 0583

08931/ 0434

04441/ 0167

04/05/2005

08/13/1996

03/07/1996

09/01/1994

06/24/1977

U

U

U

U

U

V

I

I

I

I

100

1

215,000

160,000

0

B

N

N

G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

193,500

2016

101

191,400

2015

101

191,400

2017

101

73,900

2016

101

71,600

2015

101

71,600

2017

101

8,000

2016

101

8,000

2015

101

8,000

Total:

275,400

271,000

271,000

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

96 SALE INCLS 28A-45/43/ 42/41/40 + 29-20

WALK OUT BMT 2010 CHANGE TO COLONIAL PER INSPECTION AND MLS LISTING.

APPROAISED 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

196,400

0

8,000

75,600

0

280,000

C

0

280,000

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

356

11/08/2005

20

WOOD STOVE

3,500

0

71

05/05/1998

11

POOL

1,800

0

185

07/01/1989

MN

Manual Note

80,000

0

ADDN

63

01/01/1984

MN

Manual Note

0

0

REPAIR

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

09/30/2010

311

14

INSPECTED

01/06/2006

311

15

PERMIT VISIT

03/12/2004

311

2

MEASURED

03/23/1999

105

15

PERMIT VISIT

01/16/1991

107

15

PERMIT VISIT

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

RA

14,860

SF

5.65

1.0000

5

1.0000

0.90

MA

1.00

TOP2

1.00

5.09

75,600

Total Card Land Units:

0.34

AC

Parcel Total Land Area:

0.34

AC

Total Land Value:

75,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	06		COLONIAL	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0		NO	
Grade	C+		AVG. (+)	FBM Sqft	416			
Stories	2.00		2 STORY	Int vs Ext	S		SAME	
Foundation	3		MASONRY	MIXED USE				
Exterior Wall 1	2		CLAPBOARD	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	1		DRYWALL					
Interior Wall 2								
Interior Floor 1	3		HARDWOOD					
Interior Floor 2	4		CARPET	Adj. Base Rate:				91.11
Heat Fuel	1		OIL	Replace Cost				311,765
Heat Type	1		FORCED H/A	AYB				1918
AC Type	03		FULL	EYB				1980
Bedrooms	4			Dep Code				AG
Full Baths	3			Remodel Rating				
Half Baths	1			Year Remodeled				
Extra Fixtures	0			Dep %				37
Total Rooms	9			Functional Obslnc				
Bath Style	A		AVERAGE	External Obslnc				
Kitchen Style	G		GOOD	Cost Trend Factor				1
Kitchens	1			Condition				
Extra Kitchens	0			% Complete				
Frame	1		WOOD	Overall % Cond				63
Basement Floor	12		CONCRETE	Apprais Val				196,400
Bsmt Garage				Dep % Ovr				0
Units	1			Dep Ovr Comment				
WS Flues	1			Misc Imp Ovr				0
FBM Quality	1			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
31	BARN			L	900	16.10	1950	A		FR	50	7,200
02	SHED/FR			L	160	7.48	1998	A		GD	70	800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,385		18.22	25,236	
FFL	1ST FLOOR	1,529	1,529		91.11	139,301	
OFP	OPEN PORCH	0	628		9.14	5,740	
SFL	2ND FLOOR	1,385	1,385		91.11	126,182	
WDK	WOOD DECK	0	1,200		12.75	15,306	

Ttl. Gross Liv/Lease Area:		2,914	6,127	3,422		311,765	
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