**Property Location:** 19 BOULDER ST | **MAP ID:** 3/ 57/ 5/ / | **Bldg Name:** | **State Use:** 101

**Vision ID:** 2610 | **Account #** 2656 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/15/2017 13:17

| CURRENT OWNER | TOPO. | UTILITIES | STRT./ROAD | LOCATION |
|---|---|---|---|---|
| FULLERTON ANDREW M<br>FULLERTON MARYBETH<br>19 BOULDER ST<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners: | | 1 TYPCL | | |

**SUPPLEMENTAL DATA**

| | |
|---|---|
| Other ID: | Received |
| SP Permit | Field 7 |
| Chapter Land | Field 8 |
| OC Dates | Field 9 |
| In+Ex FY | Field 10 |
| Mailed | |
| *GIS ID:* F_374710_2852571 | *ASSOC PID#* |

**CURRENT ASSESSMENT**

| Description | Code | Appraised Value | Assessed Value |
|---|---|---|---|
| RESIDNTL. | 101 | 169,000 | 169,000 |
| RES LAND | 101 | 84,800 | 84,800 |
| RESIDNTL. | 101 | 3,500 | 3,500 |
| | | *Total* 257,300 | 257,300 |

1006
4ST LONGMEADOW, M

**VISION**

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. |
|---|---|---|---|---|---|---|
| FULLERTON ANDREW M | 28367/ LC | 04/30/1998 | U | I | 139,500 | |
| PHILBIN PAUL T +, | LCO2-5074 | 05/07/1991 | U | I | 145,000 | |
| SHAPIRO LEO J | LC023652 | 05/11/1988 | U | V | 100 | B |
| WARD | 0/ 0 | | U | | 0 | |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2017 | 101 | 165,000 | 2016 | 101 | 163,300 | 2015 | 101 | 163,300 |
| 2017 | 101 | 82,900 | 2016 | 101 | 80,500 | 2015 | 101 | 80,500 |
| 2017 | 101 | 3,500 | 2016 | 101 | 3,500 | 2015 | 101 | 3,500 |
| | *Total:* | 251,400 | | *Total:* | 247,300 | | *Total:* | 247,300 |

**EXEMPTIONS**

| Year | Type | Description | Amount |
|---|---|---|---|
| | | | |
| | | *Total:* | |

**OTHER ASSESSMENTS**

| Code | Description | Number | Amount | Comm. Int. |
|---|---|---|---|---|
| | | | | |

*This signature acknowledges a visit by a Data Collector or Assessor*

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised Bldg. Value (Card) | 169,000 |
| Appraised XF (B) Value (Bldg) | 0 |
| Appraised OB (L) Value (Bldg) | 3,500 |
| Appraised Land Value (Bldg) | 84,800 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 257,300 |
| Valuation Method: | C |
| Adjustment: | 0 |
| **Net Total Appraised Parcel Value** | 257,300 |

**ASSESSING NEIGHBORHOOD**

| NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch |
|---|---|---|---|---|
| 0001/A | | | 101 | NA |

**NOTES**

**BUILDING PERMIT RECORD**

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|---|---|---|---|---|---|---|---|---|
| 127 | 05/01/1988 | MN | Manual Note | 85,000 | | 0 | | SFR |

**VISIT/ CHANGE HISTORY**

| Date | Type | IS | ID | Cd. | Purpose/Result |
|---|---|---|---|---|---|
| 05/06/2004 | | | 318 | 14 | INSPECTED |
| 04/05/2004 | | | 318 | 2 | MEASURED |
| 05/15/1992 | | | 131 | 14 | INSPECTED |
| 08/21/1990 | | | 131 | 2 | MEASURED |
| 11/28/1988 | | | 107 | 2 | MEASURED |

**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 | Special Pricing Spec Calc | S Adj Fact | Adj. Unit Price | Land Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 101 | ONE FAM | RC | | | | 7,892 | SF | 10.34 | 1.0400 | 6 | 1.0000 | 1.00 | NA | 1.00 | | | | 1.00 | 10.75 | 84,800 |

**Total Card Land Units:** 0.18 AC | **Parcel Total Land Area:** 0.18 AC | **Total Land Value:** 84,800

**Property Location:** 19 BOULDER ST | **MAP ID:** 3/ 57/ 5/ / | **Bldg Name:** | **State Use:** 101

**Vision ID:** 2610 | **Account #** 2656 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/15/2017 13:17

## CONSTRUCTION DETAIL

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Style | 06 | | COLONIAL |
| Model | 01 | | RESIDENTIAL |
| Grade | C | | AVERAGE |
| Stories | 2.00 | | 2 STORY |
| Foundation | 1 | | CONCRETE |
| Exterior Wall 1 | 4 | | VINYL |
| Exterior Wall 2 | | | |
| Roof Structure | 1 | | GABLE |
| Roof Cover | 1 | | ASPHALT SH |
| Interior Wall 1 | 1 | | DRYWALL |
| Interior Wall 2 | | | |
| Interior Floor 1 | 4 | | CARPET |
| Interior Floor 2 | | | |
| Heat Fuel | 2 | | GAS |
| Heat Type | 1 | | FORCED H/A |
| AC Type | 03 | | FULL |
| Bedrooms | 3 | | |
| Full Baths | 2 | | |
| Half Baths | 1 | | |
| Extra Fixtures | 1 | | |
| Total Rooms | 7 | | |
| Bath Style | A | | AVERAGE |
| Kitchen Style | A | | AVERAGE |
| Kitchens | 1 | | |
| Extra Kitchens | 0 | | |
| Frame | 1 | | WOOD |
| Basement Floor | | | |
| Bsmt Garage | | | |
| Units | 1 | | |
| WS Flues | | | |
| FBM Quality | 3 | | |
| Fireplaces | 1 | | |

## CONSTRUCTION DETAIL (CONTINUED)

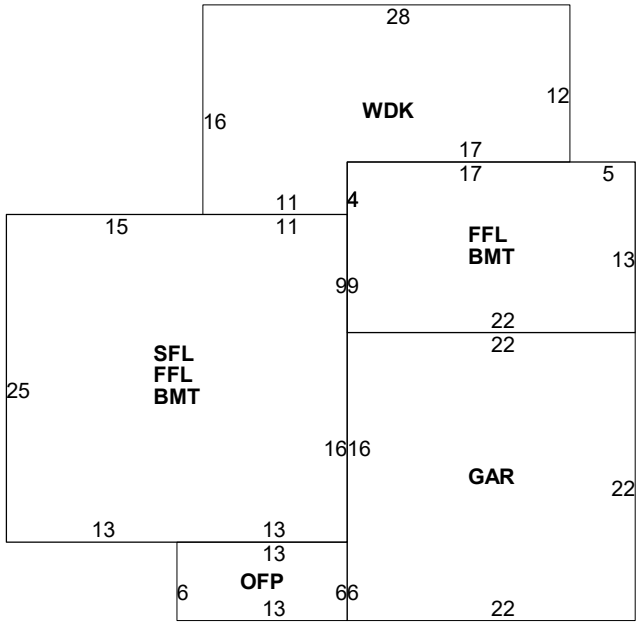
| Element | Cd. | Ch. | Description |
|---|---|---|---|
| #Heat Sys | 1 | | |
| Central Vac | 0 | | NO |
| FBM Sqft | 655 | | |
| Int vs Ext | S | | SAME |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |

## COST/MARKET VALUATION

| | |
|---|---|
| Adj. Base Rate: | 100.38 |
| Replace Cost | 203,575 |
| AYB | 1988 |
| EYB | 2000 |
| Dep Code | GD |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | 17 |
| Functional Obslnc | |
| External Obslnc | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Cond | 83 |
| Apprais Val | 169,000 |
| Dep % Ovr | 0 |
| Dep Ovr Comment | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 02 | SHED/FR | | | L | 120 | 7.48 | 1998 | G | | GD | 70 | 800 |
| 22 | WOOD DK | | | L | 336 | 9.20 | 1998 | G | | GD | 70 | 2,700 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|---|---|---|---|---|---|---|
| BMT | BASEMENT | 0 | 936 | | 20.05 | 18,771 |
| FFL | 1ST FLOOR | 936 | 936 | | 100.38 | 93,958 |
| GAR | GARAGE | 0 | 484 | | 40.24 | 19,474 |
| OFP | OPEN PORCH | 0 | 78 | | 10.30 | 803 |
| SFL | 2ND FLOOR | 650 | 650 | | 100.38 | 65,248 |
| WDK | WOOD DECK | 0 | 380 | | 14.00 | 5,320 |
| | Ttl. Gross Liv/Lease Area: | 1,586 | 3,464 | 2,028 | | 203,575 |