

Property Location: 47 AVERY ST  
Vision ID: 2624

Account #2670

MAP ID: 3/ 69A/ 1/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 13:20

CURRENT OWNER

PAYER PHILIP M JR + OMEDELI

47 AVERY ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:  
SP Permit  
Chapter Land  
OC Dates  
In+Ex FY  
Mailed  
GIS ID: F\_375462\_2852586

Received  
Field 7  
Field 8  
Field 9  
Field 10  
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.  
RES LAND  
RESIDENTL.

Code

101  
101  
101

Appraised Value

163,600  
78,800  
9,600

Assessed Value

163,600  
78,800  
9,600

Total

252,000

252,000

1006

45T LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

PAYER PHILIP M JR + OMEDELI  
CZUPRYNA JOHN

BK-VOL/PAGE

20634/ 557  
05272/ 0002

SALE DATE

03/24/2015  
06/24/1982

q/u

Q  
U

v/i

1  
1

SALE PRICE

245,000  
0

V.C.

00

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

160,200

2016

101

158,600

2015

101

157,800

2017

101

76,700

2016

101

74,600

2015

101

74,600

2017

101

9,600

2016

101

9,600

2015

101

9,600

Total:

246,500

Total:

242,800

Total:

242,000

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

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

163,600

0

9,600

78,800

0

252,000

C

0

252,000

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

78

01/01/1986

MN

Manual Note

0

0

IG POOL

138

01/01/1984

MN

Manual Note

0

0

SFR

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

04/06/2004

311

3

MEAS+INSPCTD

05/06/1992

107

22

MAILER SENT

08/31/1990

131

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

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RB

15,000

SF

5.61

1.0400

6

1.0000

0.90

NA

1.00

TOP2

1.00

5.25

78,800

Total Card Land Units:

0.34

AC

Parcel Total Land Area:

0.34

AC

Total Land Value:

78,800

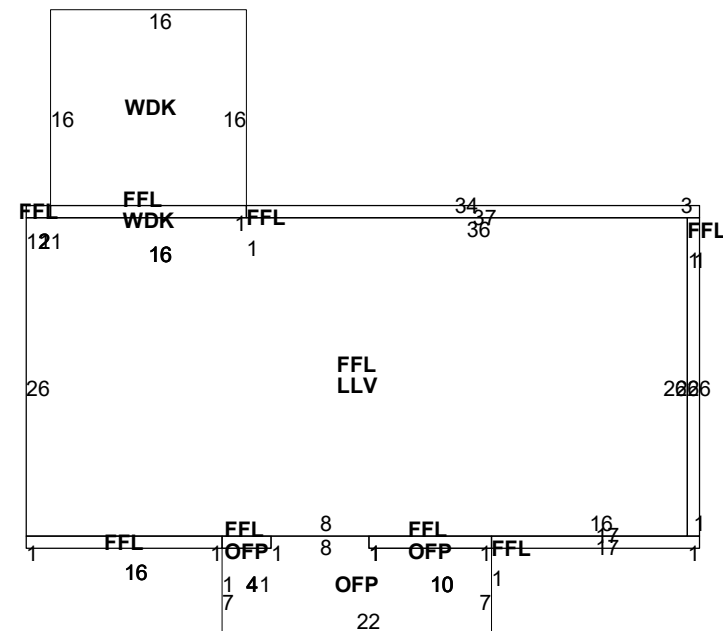
| CONSTRUCTION DETAIL |      |     |             | CONSTRUCTION DETAIL (CONTINUED) |     |     |             |
|---------------------|------|-----|-------------|---------------------------------|-----|-----|-------------|
| Element             | Cd.  | Ch. | Description | Element                         | Cd. | Ch. | Description |
| Style               | 18   |     | SPLIT ENT   | #Heat Sys                       | 1   |     |             |
| Model               | 01   |     | RESIDENTIAL | Central Vac                     | 0   |     | NO          |
| Grade               | C    |     | AVERAGE     | FBM Sqft                        | 728 |     |             |
| Stories             | 1.00 |     | 1 Story     | Int vs Ext                      | S   |     |             |
| Foundation          | 1    |     |             |                                 |     |     |             |
| Exterior Wall 1     | 4    |     | VINYL       |                                 |     |     |             |
| Exterior Wall 2     | 8    |     | BRICK VENR  |                                 |     |     |             |
| 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    | 5    |     | LINO/VINYL  |                                 |     |     |             |
| Heat Fuel           | 1    |     | OIL         |                                 |     |     |             |
| Heat Type           | 3    |     | FORCED H/W  |                                 |     |     |             |
| AC Type             | 03   |     | FULL        |                                 |     |     |             |
| Bedrooms            | 3    |     |             |                                 |     |     |             |
| Full Baths          | 2    |     |             |                                 |     |     |             |
| Half Baths          | 0    |     |             |                                 |     |     |             |
| Extra Fixtures      | 0    |     |             |                                 |     |     |             |
| Total Rooms         | 6    |     |             |                                 |     |     |             |
| Bath Style          | A    |     | AVERAGE     |                                 |     |     |             |
| Kitchen Style       | A    |     | AVERAGE     |                                 |     |     |             |
| Kitchens            | 1    |     |             |                                 |     |     |             |
| Extra Kitchens      | 0    |     |             |                                 |     |     |             |
| Frame               | 1    |     | WOOD        |                                 |     |     |             |
| Basement Floor      | 12   |     |             |                                 |     |     |             |
| Bsmt Garage         | 2    |     |             |                                 |     |     |             |
| Units               | 1    |     |             |                                 |     |     |             |
| WS Flues            |      |     |             |                                 |     |     |             |
| FBM Quality         | 3    |     |             |                                 |     |     |             |
| Fireplaces          | 1    |     |             |                                 |     |     |             |

## MIXED USE

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

## COST/MARKET VALUATION

|                          |         |
|--------------------------|---------|
| Adj. Base Rate:          | 104.19  |
| Replace Cost             | 202,022 |
| AYB                      | 1984    |
| EYB                      | 1998    |
| Dep Code                 | GD      |
| Remodel Rating           |         |
| Year Remodeled           |         |
| Dep %                    | 19      |
| Functional Obslnc        |         |
| External Obslnc          |         |
| Cost Trend Factor        | 1       |
| Condition                |         |
| % Complete               |         |
| Overall % Cond           | 81      |
| Apprais Val              | 163,600 |
| 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 |
| 11                                                             | POOL I-V    | OB  | Outbuilding  | L   | 512   | 29.00      | 1987 | A   |       | AV  | 60   | 8,900     |
| 02                                                             | SHED/FR     |     |              | L   | 140   | 7.48       | 2002 | A   |       | GD  | 70   | 700       |

## BUILDING SUB-AREA SUMMARY SECTION

| Code                       | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|----------------------------|-------------|-------------|------------|-----------|-----------|-----------------|
| FFL                        | 1ST FLOOR   | 1,532       | 1,532      |           | 104.19    | 159,617         |
| LLV                        | LOWR LEVEL  | 0           | 1,404      |           | 26.05     | 36,570          |
| OFP                        | OPEN PORCH  | 0           | 176        |           | 10.66     | 1,875           |
| WDK                        | WOOD DECK   | 0           | 272        |           | 14.56     | 3,959           |
| Ttl. Gross Liv/Lease Area: |             | 1,532       | 3,384      | 1,939     |           | 202,022         |

