

Property Location: 49 ST JOSEPH DR
Vision ID: 3194

Account #3245

MAP ID: 39/ 22/ 12/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 15:56

CURRENT OWNER

WATSON LANCELOT V

49 ST JOSEPH DR

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

172,900

Appraised Value

87,000

85,500

400

172,900

Assessed Value

87,000

85,500

400

172,900

1006

49 ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

WATSON LANCELOT V

BORELAND CASWELL

GAST SANDRA

NELSON THOMAS C + ALICE C

BK-VOL/PAGE

21471/ 61

20713/ 8

09458/ 0038

02527/ 0547

SALE DATE

12/01/2016

05/21/2015

04/23/1996

02/21/1957

q/u

U

U

U

U

v/i

1

1

1

1

SALE PRICE

160,000

134,000

1

0

V.C.

1U

1H

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

87,300

83,600

400

171,300

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

86,400

81,100

400

167,900

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

86,400

81,100

400

167,900

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

CEDAR CLOSET

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

87,000

0

400

85,500

0

172,900

C

0

172,900

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

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

18,998

SF

4.50

1.0000

5

1.0000

1.00

MA

1.00

1.00

4.50

85,500

Total Card Land Units:

0.44

AC

Parcel Total Land Area:

0.44

AC

Total Land Value:

85,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	C		AVERAGE	FBM Sqft			
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	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	2		PLASTER				
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:			104.35
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	3		FORCED H/W	Replace Cost			152,667
AC Type	03		FULL	AYB			1956
Bedrooms	3			EYB			1974
Full Baths	1			Dep Code			AV
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	5			Dep %			43
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			57
Bsmt Garage				Apprais Val			87,000
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,040		20.87	21,705	
EFP	ENCL PORCH	0	247		31.26	7,722	
FFL	1ST FLOOR	1,040	1,040		104.35	108,526	
GAR	GARAGE	0	352		41.80	14,714	
Ttl. Gross Liv/Lease Area:		1,040	2,679	1,463		152,667	

