

Property Location: 97 AVERY ST  
Vision ID: 3360

Account #3415

MAP ID: 4/ 12/ C/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 16:36

CURRENT OWNER

FLANAGAN THOMAS J  
FLANAGAN TINA M  
97 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\_375479\_2851798

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

CURRENT ASSESSMENT

Description

RESIDENTL.  
RES LAND  
RESIDENTL.

Code  
101  
101

Appraised Value  
201,000  
92,300  
1,600

Assessed Value  
201,000  
92,300  
1,600

Total

294,900

294,900

1006  
4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

FLANAGAN THOMAS J  
BOUSQUET PAUL A +  
CONNORS THOMAS  
CHAFFIN MAU

BK-VOL/PAGE  
09265/ 0363  
09161/ 0470  
6297/ 35  
04075/ 0229

SALE DATE  
09/26/1995  
06/16/1995  
11/20/1986  
12/02/1974

q/u  
U  
U  
U  
U

v/i  
I  
I  
V  
I

SALE PRICE  
181,232  
141,750  
60,000  
0

V.C.  
D  
N

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

195,600

2016

101

193,500

2015

101

193,500

2017

101

90,300

2016

101

87,700

2015

101

87,700

2017

101

1,600

2016

101

1,600

2015

101

1,600

Total:

287,500

Total:

282,800

Total:

282,800

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

NA

ASSESSING NEIGHBORHOOD

NOTES

SUB DIVISION 655

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

201,000  
0  
1,600  
92,300  
0  
  
294,900  
C  
0  
  
294,900

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

160

06/20/1995

MN

Manual Note

65,000

0

DWELLING

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

05/04/2004

318

14

INSPECTED

04/06/2004

250

22

MAILER SENT

03/30/2004

311

2

MEASURED

12/12/1995

107

3

MEAS+INSPCTD

04/25/1980

500

14

INSPECTED

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

28,660 SF

3.10

1.0400

6

1.0000

1.00

NA

1.00

1.00

1.00

3.22

92,300

Total Card Land Units:

0.66 AC

Parcel Total Land Area:

0.66 AC

Total Land Value:

92,300

| 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                        | 456         |     |             |
| Stories             | 2.00 |     | 2 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     | 1    |     | DRYWALL     |                                 |             |     |             |
| Interior Wall 2     |      |     |             |                                 |             |     |             |
| Interior Floor 1    | 4    |     | CARPET      |                                 |             |     |             |
| Interior Floor 2    | 3    |     | HARDWOOD    |                                 |             |     |             |
| Heat Fuel           | 1    |     | OIL         |                                 |             |     |             |
| Heat Type           | 1    |     | FORCED H/A  |                                 |             |     |             |
| AC Type             | 03   |     | FULL        |                                 |             |     |             |
| Bedrooms            | 4    |     |             |                                 |             |     |             |
| Full Baths          | 2    |     |             |                                 |             |     |             |
| Half Baths          | 1    |     |             |                                 |             |     |             |
| Extra Fixtures      | 0    |     |             |                                 |             |     |             |
| Total Rooms         | 8    |     |             |                                 |             |     |             |
| Bath Style          | A    |     | AVERAGE     |                                 |             |     |             |
| Kitchen Style       | A    |     | AVERAGE     |                                 |             |     |             |
| Kitchens            | 1    |     |             |                                 |             |     |             |
| Extra Kitchens      | 0    |     |             |                                 |             |     |             |
| Frame               | 1    |     | WOOD        |                                 |             |     |             |
| Basement Floor      | 12   |     | CONCRETE    |                                 |             |     |             |
| Bsmt Garage         |      |     |             |                                 |             |     |             |
| Units               | 1    |     |             |                                 |             |     |             |
| WS Flues            |      |     |             |                                 |             |     |             |
| FBM Quality         | 3    |     |             |                                 |             |     |             |
| Fireplaces          | 1    |     |             |                                 |             |     |             |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |  |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|--|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |  |
| BMT                               | BASEMENT    | 0           | 912        |           | 20.29     | 18,502          |  |
| FFL                               | 1ST FLOOR   | 912         | 912        |           | 101.66    | 92,715          |  |
| GAR                               | GARAGE      | 0           | 528        |           | 40.63     | 21,451          |  |
| SFL                               | 2ND FLOOR   | 912         | 912        |           | 101.66    | 92,715          |  |
| WDK                               | WOOD DECK   | 0           | 400        |           | 14.23     | 5,693           |  |
| Ttl. Gross Liv/Lease Area:        |             | 1,824       | 3,664      | 2,273     |           | 231,077         |  |

