

Property Location: 106 AVERY ST

Vision ID: 3440

Account #3495

MAP ID: 4/ 72C/ 31C/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 16:55

CURRENT OWNER

CHIUSANO KAREN V

CHIUSANO SABINO

106 AVERY ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

193,400

193,400

RES LAND

101

88,100

88,100

RESIDENTL.

101

1,700

1,700

Total

283,200

283,200

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

CHIUSANO KAREN V

YOUNG CONCETTA ANN

TULLY

09067/ 0447

07159/ 0032

0/ 0

02/23/1995

05/04/1989

U

U

U

1

1

0

A

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

187,800

2016

101

185,700

2015

101

185,700

2017

101

85,900

2016

101

83,500

2015

101

83,500

2017

101

1,700

2016

101

1,700

2015

101

1,700

Total:

275,400

Total:

270,900

Total:

270,900

EXEMPTIONS

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

NA

NOTES

SUB DIV #614 + 738

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

193,400

0

1,700

88,100

0

283,200

C

0

283,200

BUILDING PERMIT RECORD

VISIT/CHANGE HISTORY

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

Date

Type

IS

ID

Cd.

Purpose/Result

228

08/01/1994

MN

Manual Note

72,000

0

DWELLING

04/26/2004

317

14

INSPECTED

04/06/2004

250

22

MAILER SENT

03/30/2004

318

2

MEASURED

01/13/1995

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

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RB

16,837

SF

5.03

1.0400

6

1.0000

1.00

NA

1.00

Spec Use

Spec Calc

1.00

5.23

88,100

Total Card Land Units:

0.39

AC

Parcel Total Land Area:

0.39

AC

Total Land Value:

88,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C+		AVG. (+)	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	2		HIP	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		97.07	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL	Replace Cost		224,911	
Heat Type	1		FORCED H/A	AYB		1994	
AC Type	03		FULL	EYB		2003	
Bedrooms	3			Dep Code		GD	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %		14	
Total Rooms	7			Functional ObsInc			
Bath Style	A		AVERAGE	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		86	
Basement Floor	12		CONCRETE	Apprais Val		193,400	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	1			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
22	WOOD DK			L	210	9.20	1998	G		GD	70	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,747		19.39	33,877
FFL	1ST FLOOR	1,747	1,747		97.07	169,581
GAR	GARAGE	0	552		38.86	21,452

Ttl. Gross Liv/Lease Area:		1,747	4,046	2,317		224,911
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