

Property Location: 93 MEADOW RD
Vision ID: 3777

Account #3842

MAP ID: 47/ 78/ 151/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 18:50

CURRENT OWNER

COMEAU BARBARA

93 MEADOW RD

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

101101

Appraised Value

120,500100,600

Assessed Value

120,500100,600

1006

4ST LONGMEADOW, M

VISION

Total

221,100

221,100

RECORD OF OWNERSHIP

COMEAU BARBARA

GARDNER ANNE C,TRUSTEE OF THE

GARDNER ANNE COFFIN,

BK-VOL/PAGE

17025/ 509

12017/ 63

03723/ 0484

SALE DATE

11/08/2007

12/05/2001

08/25/1972

q/u

U

U

U

v/i

1

1

1

SALE PRICE

255,000

100

0

V.C.

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

Code

101

101

Assessed Value

118,500

98,500

Yr.

2016

2016

Code

101

101

Assessed Value

117,200

95,400

Yr.

2015

2015

Code

101

101

Assessed Value

117,200

95,400

Total:

217,000

Total:

212,600

Total:

212,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MG

NOTES

CRACK IN FOUNDATION. SOME DAMAGE TO

FMBT PANELING FROM WETNESS.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MG

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

120,500

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

100,600

Special Land Value

0

Total Appraised Parcel Value

221,100

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

221,100

BUILDING PERMIT RECORD

Permit ID

93

Issue Date

04/09/2008

Type

4

Description

ADDITION

Amount

15,000

Insp. Date

% Comp.

0

Date Comp.

Comments

ADD TO EXISTING GAR

VISIT/CHANGE HISTORY

Date

04/29/2011

01/23/2009

10/10/2002

09/12/2002

09/11/2002

Type

IS

ID

317

317

274

250

274

Cd.

15

15

14

22

2

Purpose/Result

PERMIT VISIT

PERMIT VISIT

INSPECTED

MAILER SENT

MEASURED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RA

D

Front

Depth

Units

16,418

SF

Unit Price

5.15

I. Factor

1.1900

S.A.

7

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MG

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

6.13

Land Value

100,600

Total Card Land Units:

0.38

AC

Parcel Total Land Area:

0.38

AC

Total Land Value:

100,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	05		CAPE	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0		NO	
Grade	C		AVERAGE	FBM Sqft	365			
Stories	1.75		1 3/4 STORIES	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	4		SOLID WOOD					
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:				94.02
Interior Floor 2								
Heat Fuel	1		OIL	Replace Cost				191,243
Heat Type	1		FORCED H/A	AYB				1950
AC Type	01		NONE	EYB				1980
Bedrooms	4			Dep Code				AG
Full Baths	2			Remodel Rating				
Half Baths	0			Year Remodeled				
Extra Fixtures	1			Dep %				37
Total Rooms	7			Functional Obslnc				
Bath Style	A		AVERAGE	External Obslnc				
Kitchen Style	A		AVERAGE	Cost Trend Factor				1
Kitchens	1			Condition				
Extra Kitchens	0			% Complete				
Frame	1		WOOD	Overall % Cond				63
Basement Floor	12		CONCRETE	Apprais Val				120,500
Bsmt Garage				Dep % Ovr				0
Bsmt Garage				Dep Ovr Comment				
Units	1			Misc Imp Ovr				0
WS Flues				Misc Imp Ovr Comment				
FBM Quality	1			Cost to Cure Ovr				0
Fireplaces	1			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
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area	Eff. Area		Unit Cost		Undeprec. Value	
BMT	BASEMENT			0		912			18.76		17,112	
EFP	ENCL PORCH			0		108			27.86		3,009	
FFL	1ST FLOOR			912		912			94.02		85,749	
GAR	GARAGE			0		560			37.61		21,061	
TQS	3/4 STORY			684		912			70.52		64,312	
Ttl. Gross Liv/Lease Area:				1,596		3,404	2,034				191,243	

