

Property Location: 35 FRASER DR
Vision ID: 5533

Account #5612

MAP ID: 77/ 65/ 5/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/16/2017 02:01

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, M VISION																								
JOHNSON WILLIAM F JOHNSON PAMELA H 35 FRASER DR EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value																		
											RESIDENTL.		101						226,000		226,000																		
													RES LAND						101		117,400		117,400																
													RESIDENTL.						101		38,500		38,500																
SUPPLEMENTAL DATA																																							
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_391279_2845903				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																																
Total											381,900				381,900																								
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																								
JOHNSON WILLIAM F			05657/ 0365		07/27/1984		U		1		0		G		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value								
															2017		101		220,200		2016		101		217,800		2015		101		217,800								
															2017		101		115,000		2016		101		111,400		2015		101		111,400								
															2017		101		38,500		2016		101		38,500		2015		101		38,500								
															Total:				373,700		Total:				367,700		Total:				367,700								
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 226,000 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 38,500 Appraised Land Value (Bldg) 117,400 Special Land Value 0 Total Appraised Parcel Value 381,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 381,900																											
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			NG																											
NOTES																																							
CATH CEILING HEAT PUMP, TQS OVER GARAGE																																							
1997 FOUNDATION CRUMBLING MUST BE																																							
REPLACED EST COST \$100,000 NEW																																							
FOUNDATION INSIDE THE OLD ONE																																							
FOUNDATION 3/07																																							
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											
384		12/16/2005		42		REPAIRS		25,000				0				FOUNDATION		03/29/2007						311		3		MEAS+INSPCTD											
16		01/22/1997		MN		Manual Note		49,500				0				REMODEL		03/09/2007						311		30		NOAH											
216		10/01/1991		MN		Manual Note		7,000				0				FGR		04/20/2006						311		2		MEASURED											
																		02/03/2006						311		15		PERMIT VISIT											
																		02/03/2006						311		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	
																																Spec Use		Spec Calc					
1		101		ONE FAM		RA		RA						40,000		2.32		1.2400		8		1.0000		1.00		NG		1.00						1.00		2.88		115,200	
1		101		ONE FAM		RA		RA						0.32		7,000.00		1.0000		0		1.0000		1.00		NG		1.00						1.00		7,000.00		2,200	
Total Card Land Units:						1.24		AC		Parcel Total Land Area:						1.24 AC						Total Land Value:						117,400											

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	C+		AVG. (+)	FBM Sqft			
Stories	1.50		1 1/2 STORIES	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	26		WOOD	Code	Description		Percentage
Exterior Wall 2	16		STONE VENR	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			93.01
Interior Floor 2							
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			279,029
AC Type	03		FULL	AYB			1984
Bedrooms	4			EYB			1998
Full Baths	3			Dep Code			GD
Half Baths	0			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	8			Dep %			19
Bath Style	G		GOOD	Functional ObsInc			
Kitchen Style	G		GOOD	External ObsInc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			81
Bsmt Garage				Apprais Val			226,000
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			

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	648	29.00	1986	A		AV	60	11,300
04	GARAGE/L			L	1,020	30.48	1988	G		GD	70	27,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,388		18.63	25,857	
CFL	CATHEDRAL CE	940	940		95.78	90,033	
FFL	1ST FLOOR	644	644		93.01	59,898	
GAR	GARAGE	0	728		37.18	27,066	
HST	HALF STORY	224	448		46.50	20,834	
OPF	OPEN PORCH	0	104		8.94	930	
TQS	3/4 STORY	585	780		69.76	54,411	
Ttl. Gross Liv/Lease Area:		2,393	5,032	3,000		279,029	

