

Property Location: 69 SMITH AV
Vision ID: 596

Account #612

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/14/2017 16:23

CURRENT OWNER

BOUCHEREAU JAMES E

69 SMITH AV

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

164,900

Appraised Value

73,000

80,900

11,000

164,900

Assessed Value

73,000

80,900

11,000

164,900

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BOUCHEREAU JAMES E

FOPIANO PASQUALINA C TRUSTEE

FOPIANO,PASQUALINA C

BK-VOL/PAGE

20348/ 397

16826/ 80

04828/ 0382

SALE DATE

07/11/2014

07/05/2007

09/12/1979

q/u

Q

U

U

v/i

1

1

1

SALE PRICE

159,000

1

0

V.C.

00

F

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017

2017

2017

Total:

Code

101

101

101

Assessed Value

71,600

79,100

11,000

161,700

Yr.

2016

2016

2016

Total:

Code

101

101

101

Assessed Value

70,700

76,800

11,000

158,500

Yr.

2015

2015

2015

Total:

Code

101

101

101

Assessed Value

94,100

76,800

11,000

181,900

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

This signature acknowledges a visit by a Data Collector or Assessor

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

73,000

0

11,000

80,900

0

164,900

C

0

164,900

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201501891

06/15/2015

91

INSULATION

1,400

0

NVC

222

09/05/1996

MN

Manual Note

4,100

0

REROOF

149

07/01/1990

MN

Manual Note

1,000

0

GAZEBO

272

11/01/1989

MN

Manual Note

250

0

SHED

115

01/01/1982

MN

Manual Note

0

0

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

05/05/2015

400

MS

MLS REVIEW

03/19/2004

311

3

MEAS+INSPCTD

12/26/1996

200

15

PERMIT VISIT

04/09/1992

170

3

MEAS+INSPCTD

04/01/1992

107

22

MAILER SENT

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

RC

6,000

SF

13.49

1.0000

5

1.0000

1.00

MA

1.00

1.00

13.49

80,900

Total Card Land Units:

0.14

AC

Parcel Total Land Area:

0.14

AC

Total Land Value:

80,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	15		OLD STYLE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
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							
Interior Floor 1	4		CARPET				
Interior Floor 2				Adj. Base Rate:		85.34	
Heat Fuel	1		OIL	Replace Cost		115,893	
Heat Type	5		STEAM	AYB		1925	
AC Type	01		NONE	EYB		1980	
Bedrooms	2			Dep Code		AG	
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		37	
Total Rooms	5			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		73,000	
Bsmt Garage				Dep % Ovr		0	
Bsmt Garage				Dep Ovr Comment			
Units	1			Misc Imp Ovr		0	
WS Flues				Misc Imp Ovr Comment			
FBM Quality				Cost to Cure Ovr		0	
Fireplaces	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
03	GARAGE	OB	Outbuilding	L	396	28.18	1940	A		VG	85	9,500
02	SHED/FR			L	80	7.48	1989	A		VG	85	500
14	SCRN HSE			L	98	14.95	1990	A		GD	70	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	528		17.13	9,046
EPF	ENCL PORCH	0	99		25.86	2,560
FFL	1ST FLOOR	808	808		85.34	68,955
OPF	OPEN PORCH	0	20		8.53	171
PAT	PATIO	0	324		4.21	1,365
TQS	3/4 STORY	396	528		64.01	33,795
Ttl. Gross Liv/Lease Area:		1,204	2,307	1,358		115,893

