

Property Location: 74 LEE ST  
Vision ID: 6973

Account #6972

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101  
Print Date: 12/16/2017 12:26

CURRENT OWNER

PERL BRIAN M + JOANNA

74 LEE ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.  
RES LAND

Code

101  
101

Appraised Value

303,500  
94,000

Assessed Value

303,500  
94,000

1006

AST LONGMEADOW, M

VISION

Total

397,500

397,500

SUPPLEMENTAL DATA

Other ID: 6972

SP Permit

Chapter Land

OC Dates 6/19/2015

In+Ex FY

Mailed

GIS ID: F\_386639\_2844513

Received

Field 7

Field 8

Field 9

Field 10

ASSOC PID#

RECORD OF OWNERSHIP

PERL BRIAN M + JOANNA

BEDROCK FINANCIAL LLC TR

GOLDSTEIN MARIE L EST OF

BK-VOL/PAGE

20764/ 320  
20222/ 289  
11432/ 182

SALE DATE

06/26/2015  
03/19/2014  
12/04/2000

q/u

Q  
U  
U

v/i

I  
V  
I

SALE PRICE

395,000  
270,000  
1

V.C.

00  
1V  
1A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

291,700

2016

101

288,700

2015

130

89,400

2017

101

92,200

2016

101

89,400

Total:

383,900

Total:

378,100

Total:

89,400

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

NOTES

FY16 PLAN 1121

BK PG 369-74 - NEW LOT 2

25620 SF FROM PARCEL 54-6-0

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

303,500

0

0

94,000

0

397,500

C

0

397,500

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201401700

05/05/2014

2

DWELLING

158,000

05/08/2015

100

OC 6/19/2015 2986 SF

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

06/24/2015

06/19/2015

05/08/2015

01

14  
25  
2

INSPECTED  
OC VISIT  
MEASURED

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

RA

25,620 SF

3.42

1.1900

7

1.0000

1.00

MG

1.00

TRF2

190

.90

3.67

94,000

Total Card Land Units:

0.59 AC

Parcel Total Land Area:

0.59 AC

Total Land Value:

94,000

| CONSTRUCTION DETAIL |      |     |             | CONSTRUCTION DETAIL (CONTINUED) |             |         |             |
|---------------------|------|-----|-------------|---------------------------------|-------------|---------|-------------|
| Element             | Cd.  | Ch. | Description | Element                         | Cd.         | Ch.     | Description |
| Style               | 06   |     | COLONIAL    | #Heat Sys                       | 1           |         |             |
| Model               | 01   |     | RESIDENTIAL | Central Vac                     |             |         |             |
| Grade               | B-   |     | GOOD (-)    | FBM Sqft                        | 880         |         |             |
| 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    | 3    |     | HARDWOOD    |                                 |             |         |             |
| Interior Floor 2    | 4    |     | CARPET      | Adj. Base Rate:                 |             | 101.61  |             |
| Heat Fuel           | 2    |     | GAS         | Replace Cost                    |             | 309,722 |             |
| Heat Type           | 1    |     | FORCED H/A  | AYB                             |             | 2014    |             |
| AC Type             | 03   |     | FULL        | EYB                             |             | 2015    |             |
| Bedrooms            | 4    |     |             | Dep Code                        |             | GD      |             |
| Full Baths          | 2    |     |             | Remodel Rating                  |             |         |             |
| Half Baths          | 1    |     |             | Year Remodeled                  |             |         |             |
| Extra Fixtures      | 3    |     |             | Dep %                           |             | 2       |             |
| Total Rooms         | 7    |     |             | Functional ObsInc               |             |         |             |
| Bath Style          | G    |     | GOOD        | External ObsInc                 |             |         |             |
| Kitchen Style       | G    |     | GOOD        | Cost Trend Factor               |             | 1       |             |
| Kitchens            | 1    |     |             | Condition                       |             |         |             |
| Extra Kitchens      |      |     |             | % Complete                      |             |         |             |
| Frame               | 1    |     | WOOD        | Overall % Cond                  |             | 98      |             |
| Basement Floor      | 12   |     | CONCRETE    | Apprais Val                     |             | 303,500 |             |
| Bsmt Garage         |      |     |             | Dep % Ovr                       |             | 0       |             |
| Units               | 1    |     |             | Dep Ovr Comment                 |             |         |             |
| WS Flues            |      |     |             | Misc Imp Ovr                    |             | 0       |             |
| FBM Quality         | 3    |     |             | 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 |
|                                                                |             |     |              |     |       |            |    |     |       |     |      |           |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |  |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|--|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |  |
| BMT                               | BASEMENT    | 0           | 1,153      |           | 20.36     | 23,473          |  |
| FFL                               | 1ST FLOOR   | 1,175       | 1,175      |           | 101.61    | 119,397         |  |
| GAR                               | GARAGE      | 0           | 528        |           | 40.61     | 21,441          |  |
| OFP                               | OPEN PORCH  | 0           | 65         |           | 10.94     | 711             |  |
| PAT                               | PATIO       | 0           | 255        |           | 5.18      | 1,321           |  |
| SFL                               | 2ND FLOOR   | 1,411       | 1,411      |           | 101.61    | 143,378         |  |
| Ttl. Gross Liv/Lease Area:        |             | 2,586       | 4,587      | 3,048     |           | 309,722         |  |

