

Property Location: 26 EDMUND ST
Vision ID: 7114

Account #7114

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/16/2017 12:31

CURRENT OWNER

NIPPS THOMAS R
DROBNY DAYNA J
26 EDMUND ST

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates 10/26/2015
In+Ex FY
Mailed
GIS ID: F_379310_2849931

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND

Code

101
101

Appraised Value

220,600
81,900

Assessed Value

220,600
81,900

Total

302,500

302,500

1006
26 EDMUND ST, MA 01028

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

20939/ 144
20588/ 451
3337/0012

SALE DATE

11/03/2015
02/05/2015
05/16/1968

q/u

Q
U
U

v/i

I
V
V

SALE PRICE

307,500
125,000
1

V.C.

00
1V
1A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

211,900

2016

130

77,700

2015

130

77,700

2017

101

80,100

Total:

292,000

Total:

77,700

Total:

77,700

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

ASSESSING NEIGHBORHOOD

NOTES

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

220,600

0

0

81,900

0

302,500

C

0

302,500

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201402697

10/23/2014

2

DWELLING

175,000

10/26/2015

100

10/26/2015

OC 10/26/2015 1911SF

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

11/06/2015
10/26/2015

01

317
400

2
25

MEASURED
OC 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

8,712 SF

9.40

1.0000

5

1.0000

1.00

MA

1.00

Spec Use

Spec Calc

1.00

9.40

81,900

Total Card Land Units:

0.20

AC

Parcel Total Land Area:

0.2 AC

Total Land Value:

81,900

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			
Stories	2			Int vs Ext			
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				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL				
Bedrooms	3						
Full Baths	2						
Half Baths	1						
Extra Fixtures	1						
Total Rooms	6						
Bath Style	G		GOOD				
Kitchen Style	G		GOOD				
Kitchens	1						
Extra Kitchens							
Frame	1		WOOD				
Basement Floor	12		CONCRETE				
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality							
Fireplaces	1						

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	756		22.86	17,286	
FFL	1ST FLOOR	756	756		114.48	86,544	
GAR	GARAGE	0	240		45.79	10,990	
OFP	OPEN PORCH	0	30		11.45	343	
SFL	2ND FLOOR	936	936		114.48	107,149	
WDK	WOOD DECK	0	168		16.35	2,747	
Ttl. Gross Liv/Lease Area:		1,692	2,886	1,966		225,059	

