

Property Location: 74 EDMUND ST
Vision ID: 821

Account #843

MAP ID: 16/ 91/ 0/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/14/2017 17:17

CURRENT OWNER

REYNOLDS JEAN C
REYNOLDS JOHN T
74 EDMUND ST

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_379243_2850864

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101
101

Appraised Value
96,800
85,200
11,200

Assessed Value
96,800
85,200
11,200

Total

193,200

193,200

RECORD OF OWNERSHIP

BK-VOL/PAGE

12564/ 144
09131/ 0038
06195/ 71
05569/ 0305

SALE DATE

09/10/2002
05/12/1995
08/18/1986
02/16/1984

q/u

U
U
U
U

v/i

1
1
1
1

SALE PRICE

1
1
62,000
0

V.C.

A
H
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

95,200

2016

101

94,100

2015

101

94,100

2017

101

83,200

2016

101

80,700

2015

101

80,700

2017

101

11,200

2016

101

11,200

2015

101

11,200

Total:

189,600

Total:

186,000

Total:

186,000

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

101

MA

NOTES

GARAGE-NO VALUE NC= OLD GARAGE DEMO'D
NEW NOT STARTED AS OF 12/05

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

96,800

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

11,200

Appraised Land Value (Bldg)

85,200

Special Land Value

0

Total Appraised Parcel Value

193,200

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

193,200

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

135

05/16/2005

3

GARAGE

2,000

0

REPLACE EXISTING C

109

05/19/2004

11

POOL

8,000

0

INGRD

180

08/06/1997

17

DECK

8,450

0

98 NVC OC 4/15/2004

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

03/29/2007

311

15

PERMIT VISIT

03/29/2007

311

15

PERMIT VISIT

12/12/2005

311

15

PERMIT VISIT

12/21/2004

311

15

PERMIT VISIT

04/02/2004

250

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

17,859 SF

4.77

1.0000

5

1.0000

1.00

MA

1.00

1.00

4.77

85,200

Total Card Land Units:

0.41 AC

Parcel Total Land Area:

0.41 AC

Total Land Value:

85,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	15		OLD STYLE	#Heat Sys	1		NO SAME	
Model	01		RESIDENTIAL	Central Vac	0			
Grade	C		AVERAGE	FBM Sqft	465			
Stories	2.00		2 STORY	Int vs Ext	S			
Foundation	2		CONC BLOCK	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	1		DRYWALL					
Interior Floor 1	4		CARPET	Adj. Base Rate:				90.48
Interior Floor 2	5		LINO/VINYL					
Heat Fuel	1		OIL	Replace Cost				138,338
Heat Type	5		STEAM	AYB				1915
AC Type	03		FULL	EYB				1987
Bedrooms	2			Dep Code				GD
Full Baths	2			Remodel Rating				
Half Baths	0			Year Remodeled				
Extra Fixtures	0			Dep %				30
Total Rooms	5			Functional ObsInc				
Bath Style	G		GOOD	External ObsInc				
Kitchen Style	G		GOOD	Cost Trend Factor				1
Kitchens	1			Condition				
Extra Kitchens	0			% Complete				
Frame	1		WOOD	Overall % Cond				70
Basement Floor				Apprais Val				96,800
Bsmt Garage				Dep % Ovr				0
Units	1			Dep Ovr Comment				
WS Flues				Misc Imp Ovr				0
FBM Quality	3			Misc Imp Ovr Comment				
Fireplaces	0			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
22	WOOD DK			L	64	9.20	1997	A		GD	70	400
02	SHED/FR			L	80	7.48	2003	A		GD	70	400
11	POOL I-V	OB	Outbuilding	L	512	29.00	2004	A		GD	70	10,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	664		18.12	12,033
FFL	1ST FLOOR	664	664		90.48	60,076
OFP	OPEN PORCH	0	229		9.09	2,081
SFL	2ND FLOOR	664	664		90.48	60,076
WDK	WOOD DECK	0	320		12.72	4,071
Ttl. Gross Liv/Lease Area:		1,328	2,541	1,529		138,338

