

Property Location: 87 GATES AV
Vision ID: 161

Account #165

MAP ID: 12B/ 22/ 119/ /
Bldg #: 1 of 1

Bldg Name:
Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/06/2018 09:30

CURRENT OWNER

CALLAN MICHAEL TR
CALLAN DANIEL P TR
17 PRYNNE RIDGE RD

LONGMEADOW, MA 01106
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_379210_2855682

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101
101

Appraised Value
209,600
82,300
300

Assessed Value
209,600
82,300
300

Total

292,200

292,200

1006
4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

CUZZONE MELISSA
CALLAN MICHAEL TR
CALLAN PHILIP J JR
CEBULA, JERZY 7
SECRETARY OF HOUSING + URBAN,
FIORENTINO MICHAEL L +

BK-VOL/PAGE
22393/ 4
21480/ 448
11207/ 116
10470/ 023
09905/ 0244
08459/ 0063

SALE DATE
10/09/2018
12/08/2016
05/26/2000
10/01/1998
06/24/1997
06/18/1993

q/u
Q
U
U
U
U

v/i
I
I
I
I
I
I

SALE PRICE
280,000
1
176,420
64,420
100,000
95,000

V.C.
00
1A
S
L

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

193,400

2017

101

183,400

2016

101

181,400

2018

101

82,300

2017

101

80,400

2016

101

78,100

2018

101

300

2017

101

300

2016

101

300

Total:

276,000

Total:

264,100

Total:

259,800

EXEMPTIONS

Year
Type
Description
Amount
Code
Description
Number
Amount
Comm. Int.

OTHER ASSESSMENTS

Year
Type
Description
Amount
Code
Description
Number
Amount
Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB
0001/A

NBHD Name

Street Index Name

Tracing
101

Batch
MA

NOTES

BUILDING PERMIT RECORD

Permit ID
235

Issue Date
10/19/1998

Type
9

Description
ALTERATION

Amount
45,000

Insp. Date

% Comp.
0

Date Comp.

Comments

VISIT/CHANGE HISTORY

Date
04/18/2018
09/22/2010
01/18/2000
11/03/1999
01/12/1999

Type

IS

ID
333
311
247
247
105

Cd.
3
11
3
15
15

Purpose/Result
MEAS+INSPCTD
ENTRY DENIED
MEAS+INSPCTD
PERMIT VISIT
PERMIT VISIT

LAND LINE VALUATION SECTION

B #
1

Use Code
101

Use Description
ONE FAM

Zone
RC

D

Front

Depth

Units
10,000 SF

Unit Price
8.23

I. Factor
1.0000

S.A.
5

Acre Disc
1.0000

C. Factor
1.00

ST. Idx
MA

Adj.
1.00

Notes- Adj

Special Pricing
Spec Use
Spec Calc

S Adj Fact
1.00

Adj. Unit Price
8.23

Land Value
82,300

Total Card Land Units:

0.23 AC

Parcel Total Land Area:

0.23 AC

Total Land Value:

82,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.5			Int vs Ext	S		SAME
Foundation	3		MASONRY	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		90.52	
Interior Floor 2	6		CERAMIC TL				
Heat Fuel	1		OIL	Replace Cost		252,563	
Heat Type	3		FORCED H/W	AYB		1900	
AC Type	01		NONE	EYB		2001	
Bedrooms	5			Dep Code		VG	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %		17	
Total Rooms	9			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		83	
Basement Floor				Apprais Val		209,600	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				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
02	SHED/FR			L	70	7.48	1970	A		AV	60	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,324		18.12	23,989	
EFP	ENCL PORCH	0	208		26.98	5,613	
FFL	1ST FLOOR	1,324	1,324		90.52	119,854	
GAR	GARAGE	0	412		36.25	14,937	
OFF	OPEN PORCH	0	40		9.05	362	
TQS	3/4 STORY	794	1,059		67.87	71,876	
UHS	UNFIN HALF STORY	0	496		27.19	13,488	
WDK	WOOD DECK	0	192		12.73	2,444	
Ttl. Gross Liv/Lease Area:		2,118	5,055	2,790		252,563	

