

Property Location: 121 NORTH MAIN ST
Vision ID: 1842

Account #1878

MAP ID: 26/ 57/ 0/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 013

Print Date: 12/06/2018 16:09

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA
AFJ REALTY LLC						Description	Code	Appraised Value	Assessed Value	
264 NORTH MAIN ST STE 2A						RESIDENTL.	013	120,600	120,600	
EAST LONGMEADOW, MA 01028						RES LAND	013	70,020	70,020	
Additional Owners:						RESIDENTL.	013	1,080	1,080	
SUPPLEMENTAL DATA						COMMERC.	031	13,400	13,400	
Other ID:						COMM LAND	031	7,780	7,780	
SP Permit						COMMERC.	031	120	120	
Chapter Land										
OC Dates										
In+Ex FY										
Mailed										
GIS ID: F_380499_2852015										
ASSOC PID#										
						Total		213,000	213,000	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
ALLDER VICTOR R				22335/ 547	08/29/2018	Q	1	239,900	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
AFJ REALTY LLC				21525/ 401	01/09/2017	U	1	1	1B	2018	013	120,330	2017	013	121,770	2016	013	120,330
CIANFLONE FRANCESCA + ANTHONY				20493/ 259	11/07/2014	U	1	1	1A	2018	013	70,020	2017	013	68,220	2016	013	66,240
CIANFLONE GABRIELE + FRANCESCA GABRIEL A				06242/ 467	09/30/1986	U	1	129,000		2018	013	1,080	2017	013	1,080	2016	013	1,080
JOLEY				05784/ 0096	03/29/1985	U	1	0	A	2018	031	13,370	2017	031	13,530	2016	031	13,370
										2018	031	7,780	2017	031	7,580	2016	031	7,360
										2018	031	120	2017	031	120	2016	031	120
										Total:		212,700	Total:		212,300	Total:		208,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor						
Year	Type	Description	Amount	Code	Description	Number	Amount					Comm. Int.		
Total:										APPRAISED VALUE SUMMARY				
										Appraised Bldg. Value (Card)				134,000
										Appraised XF (B) Value (Bldg)				0
										Appraised OB (L) Value (Bldg)				1,200
										Appraised Land Value (Bldg)				77,800
										Special Land Value				0
										Total Appraised Parcel Value				213,000
										Valuation Method:				C
										Adjustment:				0
										Net Total Appraised Parcel Value				213,000

BUILDING PERMIT RECORD										VISIT/CHANGE HISTORY							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result		
181	07/01/1989	MN	Manual Note	30,000		0		ADDN		03/28/2018			333	2	MEASURED		
136	05/01/1987	MN	Manual Note	250		0		ENTRANCE		05/28/2004			303	2	MEASURED		
312	01/01/1986	MN	Manual Note	0		0		ADDITION		01/30/1992			131	3	MEAS+INSPCTD		
										01/17/1992			107	22	MAILER SENT		
										05/30/1990			131	15	PERMIT 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	013	RES/COM	RC				21,660	SF	3.99	1.0000	5	1.0000	1.00	MA	1.00		Spec Use	Spec Calc	.90	3.59	77,800				
Total Card Land Units: 0.50 AC																		Parcel Total Land Area: 0.5 AC				Total Land Value: 77,800			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description				
Style	06		COLONIAL	#Heat Sys	1						
Model	01		RESIDENTIAL	Central Vac	0		NO				
Grade	C		AVERAGE	FBM Sqft							
Stories	2.00		2 STORY	Int vs Ext	S		SAME				
Foundation	3		MASONRY	MIXED USE							
Exterior Wall 1	4		VINYL	Code	Description		Percentage				
Exterior Wall 2				013	RES/COM		90				
Roof Structure	1		GABLE	031	MixComRes		10				
Roof Cover	1		ASPHALT SH	COST/MARKET VALUATION							
Interior Wall 1	2		PLASTER								
Interior Wall 2											
Interior Floor 1	3		HARDWOOD					Adj. Base Rate:			90.38
Interior Floor 2											
Heat Fuel	2		GAS					Replace Cost			231,018
Heat Type	5		STEAM					AYB			1910
AC Type	01		NONE					EYB			1981
Bedrooms	3							Dep Code			AG
Full Baths	1							Remodel Rating			
Half Baths	1							Year Remodeled			
Extra Fixtures	0							Dep %			37
Total Rooms	6							Functional Obslnc			
Bath Style	A		AVERAGE					External Obslnc			5
Kitchen Style	A		AVERAGE					Cost Trend Factor			1
Kitchens	1							Condition			
Extra Kitchens	0							% Complete			
Frame	1		WOOD					Overall % Cond			58
Basement Floor								Apprais Val			134,000
Bsmt Garage								Dep % Ovr			0
Units	2							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
85	PAVING			L	1,500	1.61	1960	A		FR	50	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	676		18.05	12,202
EFP	ENCL PORCH	0	189		27.26	5,152
FFL	1ST FLOOR	1,472	1,472		90.38	133,043
GAR	GARAGE	0	210		36.15	7,592
OPF	OPEN PORCH	0	35		10.33	362
SFL	2ND FLOOR	804	804		90.38	72,668

Ttl. Gross Liv/Lease Area:		2,276	3,386	2,556		231,018
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