

Property Location: 7 TAYLOR ST  
Vision ID: 2051

Account #2088

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101  
Print Date: 12/06/2018 16:57

CURRENT OWNER

NU WAY HOMES INC

38 WHITE ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

101101

Appraised Value

225,60081,400

Assessed Value

225,60081,400

SUPPLEMENTAL DATA

Other ID:  
SP Permit  
Chapter Land  
OC Dates2/15/2018  
In+Ex FY  
Mailed  
GIS ID: F\_382035\_2850459

Received  
Field 7  
Field 8  
Field 9  
Field 10  
  
ASSOC PID#

Total

307,000

307,000

RECORD OF OWNERSHIP

VATRANO GREGORY A JR  
NU WAY HOMES INC  
GARVEY JOANNE C

22090/ 584  
21742/ 284  
03454/ 0465

03/12/2018  
06/28/2017  
09/09/1969

Q  
U  
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I  
V  
I

330,000  
45,000  
0

00  
1U

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2018

Code

130

Assessed Value

81,400

Yr.

2017

Code

130

Assessed Value

23,900

Yr.

2016

Code

130

Assessed Value

23,200

Total:

81,400

Total:

23,900

Total:

23,200

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

225,600

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

81,400

Special Land Value

0

Total Appraised Parcel Value

307,000

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

307,000

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

130

Batch

MA

NOTES

BUILDING PERMIT RECORD

Permit ID

201402050

Issue Date

06/13/2017

Type

2

Description

DWELLING

Amount

200,000

Insp. Date

02/27/2018

% Comp.

100

Date Comp.

02/20/2018

Comments

COLONIAL W/ATT 1 C

VISIT/CHANGE HISTORY

Date

02/27/2018  
05/01/2015  
04/21/1981

Type

IS

ID

400  
317  
500

Cd.

25  
15  
14

Purpose/Result

OC VISIT  
PERMIT VISIT  
INSPECTED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

7,380

SF

Unit Price

11.03

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

11.03

Land Value

81,400

Total Card Land Units:

0.17

AC

Parcel Total Land Area:

0.17

AC

Total Land Value:

81,400

| 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+   |     | AVG. (+)    | FBM Sqft                        |             |     |             |
| Stories             | 2.00 |     | 2 STORY     | 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       |                                 |             |     |             |
| Roof Cover          | 1    |     | ASPHALT SH  |                                 |             |     |             |
| Interior Wall 1     | 1    |     | DRYWALL     |                                 |             |     |             |
| Interior Wall 2     |      |     |             | COST/MARKET VALUATION           |             |     |             |
| Interior Floor 1    | 3    |     | HARDWOOD    | Adj. Base Rate:                 |             |     | 114.53      |
| Interior Floor 2    | 4    |     | CARPET      |                                 |             |     |             |
| Heat Fuel           | 2    |     | GAS         |                                 |             |     |             |
| Heat Type           | 1    |     | FORCED H/A  |                                 |             |     |             |
| AC Type             | 03   |     | FULL        |                                 |             |     |             |
| Bedrooms            | 3    |     |             | Replace Cost                    |             |     | 227,921     |
| Full Baths          | 2    |     |             | AYB                             |             |     | 2017        |
| Half Baths          | 1    |     |             | EYB                             |             |     | 2017        |
| Extra Fixtures      | 1    |     |             | Dep Code                        |             |     | GD          |
| Total Rooms         | 6    |     |             | Remodel Rating                  |             |     |             |
| Bath Style          | G    |     | GOOD        | Year Remodeled                  |             |     |             |
| Kitchen Style       | G    |     | GOOD        | Dep %                           |             |     | 1           |
| Kitchens            | 1    |     |             | Functional Obslnc               |             |     |             |
| Extra Kitchens      | 0    |     |             | External Obslnc                 |             |     |             |
| Frame               | 1    |     | WOOD        | Cost Trend Factor               |             |     | 1           |
| Basement Floor      | 12   |     | CONCRETE    | Condition                       |             |     |             |
| Bsmt Garage         | 0    |     |             | % Complete                      |             |     |             |
| Units               | 1    |     |             | Overall % Cond                  |             |     | 99          |
| WS Flues            | 0    |     |             | Apprais Val                     |             |     | 225,600     |
| FBM Quality         |      |     |             | Dep % Ovr                       |             |     | 0           |
| Fireplaces          | 0    |     |             | Dep Ovr Comment                 |             |     |             |
|                     |      |     |             | Misc Imp Ovr                    |             |     | 0           |
|                     |      |     |             | Misc Imp Ovr Comment            |             |     |             |
|                     |      |     |             | 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           | 751        |           | 22.88     | 17,180          |  |
| FFL                               | 1ST FLOOR   | 751         | 751        |           | 114.53    | 86,014          |  |
| GAR                               | GARAGE      | 0           | 237        |           | 45.91     | 10,881          |  |
| OPF                               | OPEN PORCH  | 0           | 20         |           | 11.45     | 229             |  |
| SFL                               | 2ND FLOOR   | 972         | 972        |           | 114.53    | 111,326         |  |
| WDK                               | WOOD DECK   | 0           | 144        |           | 15.91     | 2,291           |  |

|                            |  |       |       |       |         |  |  |
|----------------------------|--|-------|-------|-------|---------|--|--|
| Ttl. Gross Liv/Lease Area: |  | 1,723 | 2,875 | 1,990 | 227,921 |  |  |
|----------------------------|--|-------|-------|-------|---------|--|--|

