

Property Location: 191 CHESTNUT ST
Vision ID: 2265

Account #2305

MAP ID: 29/ 4/ 2/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/06/2018 17:46

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						1006 4ST LONGMEADOW, M VISION																						
TOMROC HOLDINGS LLC 40 ISLAND POND RD SPRINGFIELD, MA 01118 Additional Owners:					1 TYPCL								Description		Code		Appraised Value						Assessed Value																		
													RESIDENTL.		101		143,200						143,200																		
													RES LAND		101		81,400						81,400																		
													RESIDENTL.		101		300						300																		
SUPPLEMENTAL DATA												Total						224,900		224,900																					
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380858_2846702					FDC		Received Field 7 Field 8 Field 9 Field 10		ASSOC PID#																																
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																								
TOMROC HOLDINGS LLC PATTENAUE SCOTT PROBERT BERYL M,					20109/ 328 13712/ 42 05628/ 0027		11/22/2013 10/16/2003 06/08/1984		U U U		1 1 1		129,000 181,500 55,000		1N		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value								
																	2018		101		132,800		2017		101		128,200		2016		101		126,800								
																	2018		101		81,400		2017		101		79,500		2016		101		77,100								
																	2018		101		300		2017		101		300		2016		101		300								
																	Total:				214,500		Total:				208,000		Total:				204,200								
EXEMPTIONS					OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor APPRAISED 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 143,200 0 300 81,400 0 224,900 C 0 224,900																								
Year		Type		Description		Amount		Code		Description		Number		Amount		Comm. Int.																									
Total:																																									
ASSESSING NEIGHBORHOOD																																									
NBHD/ SUB			NBHD Name				Street Index Name				Tracing				Batch																										
0001/A											101				MA																										
NOTES																																									
FFL ADD 13X17 IN 1970 UPDATED M/A 10/5/15																																									
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													
201802482		07/25/2018		12		REROOF		7,250				0						04/08/2015						105		15		PERMIT VISIT													
201400085		01/22/2014		42		REPAIRS		10,000		04/22/2014		100		04/22/2014		ROOF, SIDING, DECK		04/22/2014						105		15		PERMIT VISIT													
170		06/25/2004		11		POOL		200				0				27' ABV GRND		01/03/2005						311		15		PERMIT VISIT													
228		09/11/1996		MN		Manual Note		6,000				0				REROOF		03/18/2004						250		22		MAILER SENT													
																		09/19/2003						274		2		MEASURED													
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			
																																Spec Use		Spec Calc							
1		101		ONE FAM		RA								33,106		SF		2.73		1.0000		5		1.0000		1.00		MA		1.00				TRF2 190		.90		2.46		81,400	
Total Card Land Units:										0.76		AC		Parcel Total Land Area:										0.76		AC		Total Land Value:										81,400			

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	300							
Stories	1.50		1 1/2 STORIES	Int vs Ext	S		SAME					
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				Adj. Base Rate:				113.34				
Interior Floor 1	4		CARPET	Replace Cost				185,983				
Interior Floor 2	3		HARDWOOD					AYB				1941
Heat Fuel	1		OIL					EYB				1995
Heat Type	3		FORCED H/W	Dep Code				GV				
AC Type	03		FULL					Remodel Rating				
Bedrooms	3							Year Remodeled				
Full Baths	2			Dep %				23				
Half Baths	0							Functional Obslnc				
Extra Fixtures	0							External Obslnc				
Total Rooms	6			Cost Trend Factor				1				
Bath Style	A		AVERAGE					Condition				
Kitchen Style	A		AVERAGE					% Complete				
Kitchens	1			Overall % Cond				77				
Extra Kitchens	0							Apprais Val				143,200
Frame	1		WOOD					Dep % Ovr				0
Basement Floor	12		CONCRETE	Dep Ovr Comment								
Bsmt Garage								Misc Imp Ovr				0
Units	1							Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0				
FBM Quality	3							Cost to Cure Ovr Comment				
Fireplaces	1											

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	600		22.67	13,600	
FFL	1ST FLOOR	1,149	1,149		113.34	130,222	
HST	HALF STORY	300	600		56.67	34,001	
STG	STORAGE	0	72		45.65	3,287	
WDK	WOOD DECK	0	308		15.82	4,873	
Ttl. Gross Liv/Lease Area:		1,449	2,729	1,641		185,983	

