

Property Location: 48 VAN DYKE RD
Vision ID: 2347

Account #2389

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/06/2018 18:06

CURRENT OWNER

TROSKY KEVIN J

48 VAN DYKE RD

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

59,600

59,600

RES LAND

101

49,000

49,000

RESIDENTL.

101

2,800

2,800

Total

111,400

111,400

1006

48 VAN DYKE RD

EAST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

TROSKY KEVIN J

18297/ 2

05/04/2010

U

1

130,000

CHINICHE,GABRIELLE

17708/ 238

03/25/2009

U

1

93,777

U

O'LEARY,JAMES W HEIRS & DEV OF

10764/ 142

05/13/1999

U

1

64,900

VISNEAU LILLIAN H HEIRS +,

01720/ 0174

08/14/1941

U

1

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

55,000

2017

101

55,700

2016

101

55,000

2018

101

49,000

2017

101

46,500

2016

101

50,200

2018

101

2,800

2017

101

2,800

2016

101

2,800

Total:

106,800

Total:

105,000

Total:

108,000

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MF

NOTES

APPROAISED 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

59,600

0

2,800

49,000

0

111,400

C

0

111,400

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201800126

01/16/2018

25

WINDOWS

1,148

05/22/2018

100

05/22/2018

NVC

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

05/22/2018

400

15

PERMIT VISIT

02/04/2011

317

16

FIELDREV CHG

05/01/2004

319

14

INSPECTED

04/12/2004

250

22

MAILER SENT

04/09/2004

316

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

4,000 SF

16.12

0.7600

3

1.0000

1.00

MF

1.00

1.00

12.25

49,000

Total Card Land Units:

0.09 AC

Parcel Total Land Area:

0.09 AC

Total Land Value:

49,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	02		BUNGALOW	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0		NO	
Grade	C		AVERAGE	FBM Sqft				
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:				112.46
Interior Floor 1	3		HARDWOOD	Replace Cost				114,598
Interior Floor 2	5		LINO/VINYL	AYB				1923
Heat Fuel	1		OIL	EYB				1970
Heat Type	1		FORCED H/A	Dep Code				FA
AC Type	01		NONE	Remodel Rating				
Bedrooms	2			Year Remodeled				
Full Baths	1			Dep %				48
Half Baths	0			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
Total Rooms	4			Cost Trend Factor				1
Bath Style	A		AVERAGE	Condition				
Kitchen Style	A		AVERAGE	% Complete				
Kitchens	1			Overall % Cond				52
Extra Kitchens	0			Apprais Val				59,600
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				Cost to Cure Ovr Comment				
Fireplaces	0							

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rti	Cnd	%Cnd	Apr Value
03	GARAGE	OB	Outbuilding	L	220	28.18	1930	F		FR	50	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	560		22.49	12,596
EFP	ENCL PORCH	0	130		33.74	4,386
FFL	1ST FLOOR	580	580		112.46	65,227
HST	HALF STORY	280	560		56.23	31,489
WDK	WOOD DECK	0	56		16.07	900
Ttl. Gross Liv/Lease Area:		860	1,886	1,019		114,598

4	7	5	8	4
WDK	FFL	EFP		
4	4	4		
7	5	8		
28				28
	HST	FFL	BMT	
4		14		2
4		14		
WDK		EFP		7
7	4	14		

