

Property Location: 62 TUFTS ST
Vision ID: 2568

Account #2614

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/06/2018 18:57

CURRENT OWNER

WHEELER KYLE J
WHEELER SHELA
62 TUFTS ST

EAST LONGMEADOW, MA 01028
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_374382_2853363

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101
101

Appraised Value
223,200
62,500
900

Assessed Value
223,200
62,500
900

Total

286,600

286,600

1006
45T LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

WHEELER KYLE J
C & M BUILDERS AND REAL ESTATE LLC
CAPUA, CARMINE
GIORGINI HAZEL R, C/O DIANO E GIORGINI

BK-VOL/PAGE
16536/ 110
15893/ 202
15621/ 441
01726/ 0300

SALE DATE
02/28/2007
05/12/2006
01/04/2006
10/31/1941

q/u
Q
U
U
U

v/i
1
1
1
1

SALE PRICE
259,000
1
185,000
0

V.C.
00
B
G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

209,100

2017

101

200,800

2016

101

198,700

2018

101

62,500

2017

101

59,400

2016

101

64,000

2018

101

900

2017

101

900

2016

101

900

Total:

272,500

Total:

261,100

Total:

263,600

EXEMPTIONS

Year
Type
Description
Amount
Code

OTHER ASSESSMENTS

Description
Number
Amount
Comm. Int.

Total:

NBHD/ SUB
0001/A

NBHD Name

Street Index Name

Tracing
101

Batch
MF

NOTES

SUB DIV 984

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

223,200
0
900
62,500
0
286,600
C
0
286,600

BUILDING PERMIT RECORD

Permit ID
21
Issue Date
01/27/2006
Type
4
Description
ADDITION
Amount
58,000
Insp. Date
% Comp.
0
Date Comp.
Comments
22' X 19'

VISIT/CHANGE HISTORY

Date
03/14/2018
01/18/2008
11/30/2006
10/02/2006
04/05/2004
Type
IS
ID
333
317
311
250
316
Cd.
2
15
15
22
1
Purpose/Result
MEASURED
PERMIT VISIT
PERMIT VISIT
MAILER SENT
LEFT NOTICE

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
0.7600
S.A.
3
Acre Disc
1.0000
C. Factor
1.00
ST. Idx
MF
Adj.
1.00
Notes- Adj

Special Pricing
Spec Use
Spec Calc
S Adj Fact
1.00
Adj. Unit Price
6.25
Land Value
62,500

Total Card Land Units:

0.23 AC

Parcel Total Land Area:

0.23 AC

Total Land Value:

62,500

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+		AVG. (+)	FBM Sqft	582		
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	3		MASONRY				
Exterior Wall 1	4		VINYL				
Exterior Wall 2	8		BRICK VENR				
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL				
Bedrooms	3						
Full Baths	2						
Half Baths	1						
Extra Fixtures	0						
Total Rooms	6						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12		CONCRETE				
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality	1						
Fireplaces	1						

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

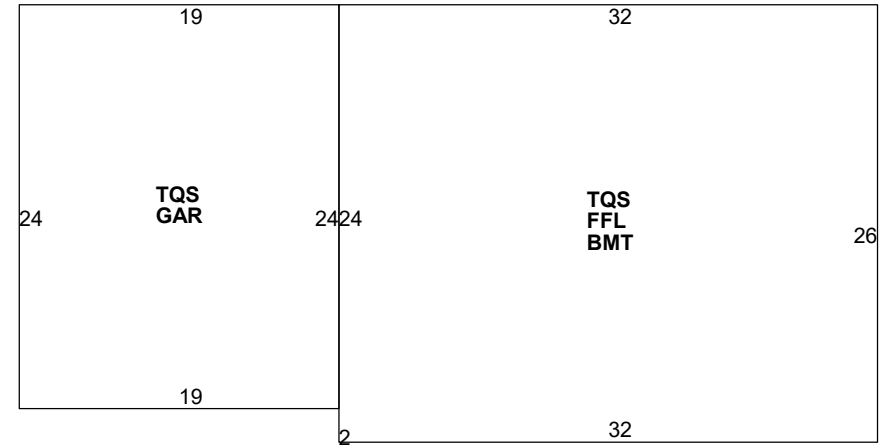
Adj. Base Rate:	111.86
Replace Cost	240,048
AYB	2006
EYB	2011
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	7
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	93
Apprais Val	223,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost 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
19	PATIO			L	182	5.75	2006	G		GD	70	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	832		22.32	18,568
FFL	1ST FLOOR	832	832		111.86	93,066
GAR	GARAGE	0	456		44.65	20,358
TQS	3/4 STORY	966	1,288		83.89	108,055
Ttl. Gross Liv/Lease Area:		1,798	3,408	2,146		240,048



No Photo On Record