

Property Location: 56 AVERY ST
Vision ID: 3264

Account #3317

MAP ID: 3B/ 106/ 893/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/07/2018 10:59

CURRENT OWNER

FOSTER JOHN W JR

56 AVERY ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

101101

Appraised Value

225,70085,200

Assessed Value

225,70085,200

1006

AST LONGMEADOW, M

VISION

Total

310,900

310,900

RECORD OF OWNERSHIP

FOSTER JOHN W JR

NU WAY HOMES INC

CHRISTENSON JEANNETTE R LE,

CHRISTENSON,JEANNETTE R LIFE EST

CHRISTENSON JEANNETTE R,

CHRISTENSON ALBERT T +

BK-VOL/PAGE

20582/ 460

19815/ 97

18082/ 549

12176/ 482

08904/ 0013

01939/ 0338

SALE DATE

01/30/2015

05/10/2013

11/20/2009

02/21/2002

08/01/1994

05/26/1948

q/u

Q

U

U

U

U

U

v/i

1

1

1

1

1

1

SALE PRICE

284,500

80,500

10

100

1

0

V.C.

00

1U

A

A

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2018

2018

Total:

Code

101

101

Assessed Value

211,400

85,200

296,600

Yr.

2017

2017

Total:

Code

101

101

Assessed Value

200,800

83,200

284,000

Yr.

2016

2016

Total:

Code

101

101

Assessed Value

198,700

80,900

279,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NA

NOTES

FORMALLY KNOWN AS 6 AVERY ST.

NC=90% COMPLETE RECK 2015 OR UPON OC

BUILDING PERMIT RECORD

Permit ID

201501904

201300927

201300929

Issue Date

06/18/2015

04/19/2013

04/19/2013

Type

54

5

2

Description

FENCE

DEMOLITION

DWELLING

Amount

5,500

10,000

165,000

Insp. Date

04/01/2014

% Comp.

0

0

100

Date Comp.

01/15/2015

Comments

EXISTING HOUSE

OC 1/26/2015 COLO

VISIT/CHANGE HISTORY

Date

01/15/2015

06/13/2014

04/01/2014

05/24/2013

05/25/2004

Type

01

IS

ID

400

317

317

105

319

Cd.

25

14

2

15

14

Purpose/Result

OC VISIT

INSPECTED

MEASURED

PERMIT VISIT

INSPECTED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

9,000

SF

Unit Price

9.11

I. Factor

1.0400

S.A.

6

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

NA

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

9.47

Land Value

85,200

Total Card Land Units:

0.21

AC

Parcel Total Land Area:

0.21

AC

Total Land Value:

85,200

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			Int vs Ext	S		SAME
Foundation	1		CONCRETE	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	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET	Adj. Base Rate:		114.08	
Heat Fuel	2		GAS	Replace Cost			232,724
Heat Type	1		FORCED H/A	AYB			2013
AC Type	03		FULL	EYB			2015
Bedrooms	3			Dep Code			GD
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	2			Dep %			3
Total Rooms	5			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens				% Complete			
Frame	1		WOOD	Overall % Cond			97
Basement Floor	12		CONCRETE	Apprais Val			225,700
Bsmt Garage				Dep % Ovr			0
Bsmt Garage				Dep Ovr Comment			
Units	1			Misc Imp Ovr			0
WS Flues				Misc Imp Ovr Comment			
FBM Quality				Cost to Cure Ovr			0
Fireplaces	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	741		22.79	16,884
FFL	1ST FLOOR	741	741		114.08	84,534
GAR	GARAGE	0	480		45.63	21,903
OPF	OPEN PORCH	0	25		13.69	342
SFL	2ND FLOOR	936	936		114.08	106,779
WDK	WOOD DECK	0	144		15.84	2,282
Ttl. Gross Liv/Lease Area:		1,677	3,067	2,040		232,724

