

Property Location: 31 GREENWICH RD
Vision ID: 4470

Account #4543

MAP ID: 59/ 40/ 11/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/07/2018 16:04

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 31ST LONGMEADOW, MA VISION	
RACCO ANTHONY C 31 GREENWICH RD EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	151,100	151,100		
						RES LAND	101	122,500	122,500		
						RESIDENTL.	101	1,000	1,000		
SUPPLEMENTAL DATA						Total				274,600	274,600
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_388777_2856450			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)								
RACCO ANTHONY C HOPE TODD HUPFER JUDITH A, HUPFER STEPHEN C + JUDITH A, NICHOLSON KATHERINE V + NICHOLSON KATHERINE V		21848/ 390	09/07/2017	Q	1	249,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		18482/ 2	09/30/2010	U	1	274,900		2018	101	143,300	2017	101	143,800	2016	101	142,200
		13880/ 292	01/05/2004	U	1	1	H	2018	101	122,500	2017	101	132,000	2016	101	127,800
		09601/ 0276	08/27/1996	U	1	165,500		2018	101	1,000	2017	101	1,000	2016	101	1,000
		08784/ 0401	03/29/1994	U	1	1	A									
NICHOLSON KATHERINE V		08491/ 0103	07/15/1993	U	1	1	A	Total:		266,800	Total:		276,800	Total:		271,000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
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		NV											
NOTES																			
												Total Appraised Parcel Value						274,600	
												Valuation Method:						C	
												Adjustment:						0	
Net Total Appraised Parcel Value						274,600													

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			
201802860	10/01/2018	62	SOLAR	41,300		0			03/11/2011			317	16	FIELDREV CHG			
									07/24/2008			250	22	MAILER SENT			
									06/20/2008			317	2	MEASURED			
									04/04/2002			274	14	INSPECTED			
									03/22/2002			250	22	MAILER SENT			

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				25,000 SF	3.50	1.4000	9	1.0000	1.00	NV	1.00					1.00	4.90	122,500		
Total Card Land Units:			0.57		AC		Parcel Total Land Area:			0.57		AC		Total Land Value:								122,500	

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			
Stories	1.75		1 3/4 STORIES	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				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:			
Interior Floor 1	3		HARDWOOD	98.04			
Interior Floor 2	5		LINO/VINYL				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A				
AC Type	01		NONE				
Bedrooms	4			Replace Cost	265,014		
Full Baths	2			AYB	1958		
Half Baths	0			EYB	1975		
Extra Fixtures	1			Dep Code	AV		
Total Rooms	8			Remodel Rating			
Bath Style	A		AVERAGE	Year Remodeled			
Kitchen Style	A		AVERAGE	Dep %	43		
Kitchens	1			Functional ObsInc			
Extra Kitchens	0			External ObsInc			
Frame	1		WOOD	Cost Trend Factor	1		
Basement Floor	12		CONCRETE	Condition			
Bsmt Garage				% Complete			
Units	1			Overall % Cond	57		
WS Flues				Apprais Val	151,100		
FBM Quality				Dep % Ovr	0		
Fireplaces	1			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
07	POOL A-C	OB	Outbuilding	L	24	69.00	2008	A		AV	60	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,080		19.61	21,178
EFP	ENCL PORCH	0	162		29.66	4,804
FFL	1ST FLOOR	1,368	1,368		98.04	134,125
GAR	GARAGE	0	484		39.30	19,021
PAT	PATIO	0	72		5.45	392
TQS	3/4 STORY	810	1,080		73.53	79,416
WDK	WOOD DECK	0	442		13.75	6,079

Ttl. Gross Liv/Lease Area:		2,178	4,688	2,703		265,014
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