

Property Location: 278 MAPLE ST
Vision ID: 4522

Account #4595

Bldg Name: MAP ID: 6/ 114/ 0/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/07/2018 16:16

CURRENT OWNER

NADEAU DONALD R +
GREENING SUZANNE M + ET AL
278 MAPLE 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_375969_2848159

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101
101

Appraised Value
78,300
80,900
6,500

Assessed Value
78,300
80,900
6,500

Total

165,700

165,700

1006
4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

NADEAU DONALD R +
NADEAU DONALD R
NADEAU RALPH J A

BK-VOL/PAGE
21645/ 115
07171/ 137
03334/ 0327

SALE DATE
04/18/2017
05/18/1989
05/03/1968

q/u
U
U
U

v/i
1
1
1

SALE PRICE
0
0
0

V.C.
1A
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

73,500

2017

101

76,700

2016

101

85,000

2018

101

80,900

2017

101

79,300

2016

101

77,000

2018

101

6,500

2017

101

6,500

2016

101

6,600

Total:

160,900

Total:

162,500

Total:

168,600

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB
0001/A

NBHD Name

Street Index Name

Tracing
101

Batch
MA

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

78,300

0

6,500

80,900

0

165,700

C

0

165,700

BUILDING PERMIT RECORD

Permit ID
201701470

Issue Date
05/18/2017

Type
12

Description
REROOF

Amount
5,500

Insp. Date
05/22/2018

% Comp.
100

Date Comp.
05/22/2018

Comments

VISIT/CHANGE HISTORY

Date
05/22/2018
01/29/2016
01/22/2016
03/26/2004
04/09/1992

Type

IS

ID
400
105
105
317
170

Cd.
15
14
2
3
3

Purpose/Result
PERMIT VISIT
INSPECTED
MEASURED
MEAS+INSPCTD
MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #
1

Use Code
101

Use Description
ONE FAM

Zone
RB

D

Front

Depth

Units
32,622 SF

Unit Price
2.76

I. Factor
1.0000

S.A.
5

Acre Disc
1.0000

C. Factor
1.00

ST. Idx
MA

Adj.
1.00

Notes- Adj

Special Pricing
Spec Use
TRF2

Spec Calc
190

S Adj Fact
.90

Adj. Unit Price
2.48

Land Value
80,900

Total Card Land Units:

0.75

AC

Parcel Total Land Area:

0.75

AC

Total Land Value:

80,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	1		WOOD SHING	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	4		CARPET				
Interior Floor 2				Adj. Base Rate:		116.94	
Heat Fuel	3		ELECTRIC	Replace Cost		150,501	
Heat Type	6		ELECTRC BB	AYB		1968	
AC Type	01		NONE	EYB		1970	
Bedrooms	3			Dep Code		FA	
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %		48	
Total Rooms	5			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		52	
Basement Floor	12		CONCRETE	Apprais Val		78,300	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			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
03	GARAGE	OB	Outbuilding	L	308	28.18	1968	A		AV	60	5,200
14	SCRN HSE			L	80	14.95	1968	A		AV	60	700
02	SHED/FR			L	72	7.48	1968	A		AV	60	300
40	LEAN-TO			L	80	5.75	1968	A		AV	60	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,040		23.39	24,323	
FFL	1ST FLOOR	1,077	1,077		116.94	125,944	
OFFP	OPEN PORCH	0	23		10.17	234	
Ttl. Gross Liv/Lease Area:		1,077	2,140	1,287		150,501	

