

Property Location: 31 MARSHALL ST
Vision ID: 4630

Account #4703

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/07/2018 16:40

CURRENT OWNER

VON FLATERN NEIL F
VON FLATERN GINA M
31 MARSHALL 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_376562_2847793

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101

Appraised Value
123,400
84,600
9,100

Assessed Value
123,400
84,600
9,100

1006
4ST LONGMEADOW, MA

VISION

Total

217,100

217,100

RECORD OF OWNERSHIP

VON FLATERN NEIL F
VON FLATERN NEIL F +,
VON FLATERN NEIL F +
HUBACH GARY C

BK-VOL/PAGE
15245/ 518
08672/ 0252
07335/ 306
04188/ 0048

SALE DATE
08/08/2005
12/14/1993
12/01/1989
10/10/1975

q/u
U
U
U
U

v/i
1
1
1
1

SALE PRICE
100
1
153,000
0

V.C.
F
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

114,300

2017

101

112,600

2016

101

102,400

2018

101

84,600

2017

101

82,600

2016

101

80,200

2018

101

9,100

2017

101

9,100

2016

101

9,100

Total:

208,000

Total:

204,300

Total:

191,700

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

THIS SIGNATURE ACKNOWLEDGES A VISIT BY A DATA COLLECTOR OR ASSESSOR

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

123,400
0
9,100
84,600
0

217,100
C
0

217,100

BUILDING PERMIT RECORD

Permit ID
190

Issue Date
01/01/1986
01/01/1977

Type
MN
MN

Description
Manual Note
Manual Note

Amount
0
200

Insp. Date

% Comp.
0
0

Date Comp.

Comments
ADDITION
OFF

VISIT/CHANGE HISTORY

Date
01/04/2016
03/29/2004
07/14/1992
04/01/1992
09/14/1990

Type
02

IS

ID
317
311
190
107
131

Cd.
2
3
14
22
2

Purpose/Result
MEASURED
MEAS+INSPCTD
INSPECTED
MAILER SENT
MEASURED

LAND LINE VALUATION SECTION

B #
1

Use Code
101

Use Description
ONE FAM

Zone
RB

D

Front

Depth

Units
16,366

SF

Unit Price
5.17

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

Spec Calc

S Adj Fact
1.00

Adj. Unit Price
5.17

Land Value
84,600

Total Card Land Units:
0.38

AC

Parcel Total Land Area:
0.38

AC

Total Land Value:
84,600

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		AVERAGE	FBM Sqft	456			
Stories	1.75		1 3/4 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	1		DRYWALL					
Interior Wall 2				Adj. Base Rate:				108.41
Interior Floor 1	4		CARPET	Replace Cost AYB EYB Dep Code Remodel Rating Year Remodeled Dep % Functional Obslnc External Obslnc Cost Trend Factor Condition % Complete Overall % Cond Apprais Val Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment				195,902
Interior Floor 2	3		HARDWOOD					1955
Heat Fuel	2		GAS					1981
Heat Type	1		FORCED H/A					AG
AC Type	03		FULL					
Bedrooms	3							
Full Baths	2							
Half Baths	0							
Extra Fixtures	0							37
Total Rooms	7							
Bath Style	A		AVERAGE					
Kitchen Style	A		AVERAGE					1
Kitchens	1							
Extra Kitchens	0							
Frame	1		WOOD					63
Basement Floor	12		CONCRETE					123,400
Bsmt Garage								0
Units	1							0
WS Flues								
FBM Quality	1							0
Fireplaces	1							

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	440	28.18	1955	A		AV	60	7,400
02	SHED/FR			L	120	7.48	1955	A		AV	60	500
28	B-BALL C			L	1	0.00	2003	A		AV	60	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	912		21.64	19,731	
EFP	ENCL PORCH	0	96		32.75	3,144	
FFL	1ST FLOOR	912	912		108.41	98,872	
TQS	3/4 STORY	684	912		81.31	74,154	

Ttl. Gross Liv/Lease Area:		1,596	2,832	1,807	195,902		
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