

Property Location: 41 HIGH PINE CR
Vision ID: 5328

Account #5405

MAP ID: 74/ 26/ 20/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/10/2018 09:32

CURRENT OWNER

LACHAPELLE CHAD A
LACHAPELLE JENNIFER
41 HIGH PINE CIRCLE

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code

101
101
101

Appraised Value

260,200
111,600
19,400

Assessed Value

260,200
111,600
19,400

1006
41ST LONGMEADOW, MA

VISION

Total

391,200

391,200

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_390131_2851921

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

RECORD OF OWNERSHIP

BK-VOL/PAGE

17212/ 18
13389/ 192
05926/ 0510

SALE DATE

03/25/2008
07/18/2003
10/24/1985

q/u

U
U
U

v/i

1
1
1

SALE PRICE

390,000
389,900
168,000

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

241,100

2017

101

235,200

2016

101

232,700

2018

101

111,600

2017

101

109,000

2016

101

105,800

2018

101

19,400

2017

101

19,400

2016

101

9,000

Total:

372,100

Total:

363,600

Total:

347,500

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

NG

ASSESSING NEIGHBORHOOD

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

260,200

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

19,400

Appraised Land Value (Bldg)

111,600

Special Land Value

0

Total Appraised Parcel Value

391,200

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

391,200

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201501658

05/28/2015

11

POOL

14,842

06/24/2015

100

04/08/2016

1/2 INGRD & 1/2 ABVGR

201500178

01/21/2015

91

INSULATION

1,997

0

201500051

01/09/2015

7

REMODEL

32,000

04/06/2015

100

04/06/2015

ADD BATH TO BMT

23

01/01/1985

MN

Manual Note

0

0

SFR

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

04/08/2016

317

15

PERMIT VISIT

06/24/2015

317

15

PERMIT VISIT

06/05/2015

317

15

PERMIT VISIT

04/06/2015

317

15

PERMIT VISIT

01/20/2005

250

14

INSPECTED

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

Spec Use

Spec Calc

S Adj Fact

Adj.

Unit Price

Land Value

1

101

ONE FAM

RA

32,156 SF

2.80

1.2400

8

1.0000

1.00

NG

1.00

1.00

3.47

111,600

Total Card Land Units:

0.74 AC

Parcel Total Land Area:

0.74 AC

Total Land Value:

111,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	B-		GOOD (-)	FBM Sqft	821		
Stories	2.00		2 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	3		ALUMINUM	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			108.08
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost			321,202
AC Type	03		FULL	AYB			1985
Bedrooms	4			EYB			1999
Full Baths	2			Dep Code			GD
Half Baths	2			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	8			Dep %			19
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor				Overall % Cond			81
Bsmt Garage				Apprais Val			260,200
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr			0
Fireplaces	1			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
12	POOL I-G			L	512	40.00	2015	G		GD	70	17,900
19	PATIO			L	300	5.75	2015	G		GD	70	1,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,368		21.65	29,613	
FFL	1ST FLOOR	1,368	1,368		108.08	147,848	
GAR	GARAGE	0	576		43.16	24,857	
OFP	OPEN PORCH	0	72		10.51	757	
SFL	2ND FLOOR	1,050	1,050		108.08	113,480	
WDK	WOOD DECK	0	304		15.29	4,647	

Ttl. Gross Liv/Lease Area:		2,418	4,738	2,972	321,202		
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