

Property Location: 30 FRASER DR
Vision ID: 5535

Account #5614

MAP ID: 77/ 67/ 7/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/10/2018 10:20

CURRENT OWNER

HALPIN PATRICK J
HALPIN LAURIE A
30 FRASER DR

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_391514_2846115

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101
101

Appraised Value
251,700
111,400
500

Assessed Value
251,700
111,400
500

Total

363,600

363,600

1006
4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

HALPIN PATRICK J
STEEER RICHARD F,

BK-VOL/PAGE
10178/ 49
05781/ 0158

SALE DATE
02/27/1998
03/26/1985

q/u
U
U

v/i
1
1

SALE PRICE
235,000
145,000

V.C.

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

235,900

2017

101

219,200

2016

101

216,900

2018

101

111,400

2017

101

109,500

2016

101

105,900

2018

101

500

2017

101

500

2016

101

500

Total:

347,800

Total:

329,200

Total:

323,300

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NG

NOTES

ASSESSING NEIGHBORHOOD

Appraised Bldg. Value (Card)

251,700

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

500

Appraised Land Value (Bldg)

111,400

Special Land Value

0

Total Appraised Parcel Value

363,600

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

363,600

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201601709

05/19/2016

7

REMODEL

52,250

05/04/2017

100

05/04/2017

3 BATH RMS NVC

201601430

04/26/2016

91

INSULATION

2,000

0

69

03/15/2010

9

ALTERATION

3,313

0

ENTRY DOOR

204

06/01/1988

MN

Manual Note

5,000

0

POOL

182

01/01/1984

MN

Manual Note

0

0

POOL

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

05/04/2017

317

15

PERMIT VISIT

01/14/2011

317

15

PERMIT VISIT

04/20/2006

311

3

MEAS+INSPCTD

12/16/1999

247

3

MEAS+INSPCTD

11/30/1988

107

15

PERMIT VISIT

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

SF

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

32,485

2.77

1.2400

8

1.0000

1.00

NG

1.00

1.00

3.43

111,400

Total Card Land Units:

0.75

AC

Parcel Total Land Area:

0.75

AC

Total Land Value:

111,400

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	C+		AVG. (+)	FBM Sqft	663		
Stories	2.00		2 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	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	COST/MARKET VALUATION			
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		102.38	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost		299,653	
AC Type	01		NONE	AYB		1984	
Bedrooms	4			EYB		2002	
Full Baths	3			Dep Code		GV	
Half Baths	0			Remodel Rating		03	
Extra Fixtures	0			Year Remodeled		2017	
Total Rooms	8			Dep %		16	
Bath Style	G		GOOD	Functional ObsInc			
Kitchen Style	G		GOOD	External ObsInc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond		84	
Bsmt Garage				Apprais Val		251,700	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	3			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
02	SHED/FR			L	120	7.48	1988	A		AV	60	500

BUILDING SUB-AREA SUMMARY SECTION						
<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
BMT	BASEMENT	0	1,326		20.46	27,130
FFL	1ST FLOOR	1,350	1,350		102.38	138,207
GAR	GARAGE	0	600		40.95	24,570
SFL	2ND FLOOR	1,020	1,020		102.38	104,423
WDK	WOOD DECK	0	368		14.47	5,324
<i>Ttl. Gross Liv/Lease Area:</i>		2,370	4,664	2,927		299,653

