

Property Location: 74 LEE ST
Vision ID: 6973

Account #6972

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/10/2018 17:26

CURRENT OWNER

PERL BRIAN M + JOANNA

74 LEE ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

101101

Appraised Value

327,10094,000

Assessed Value

327,10094,000

SUPPLEMENTAL DATA

Other ID: 6972

SP Permit

Chapter Land

OC Dates 6/19/2015

In+Ex FY

Mailed

GIS ID: F_386639_2844513

Received Field 7

Field 8

Field 9

Field 10

ASSOC PID#

Total

421,100

421,100

RECORD OF OWNERSHIP

BK-VOL/PAGE

20764/ 320

20222/ 289

11432/ 182

SALE DATE

06/26/2015

03/19/2014

12/04/2000

q/u

Q

U

U

v/i

I

V

I

SALE PRICE

395,000

270,000

1

V.C.

00

1V

1A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2018

2018

Total:

Code

101

101

Assessed Value

303,500

94,000

397,500

Yr.

2017

2017

Total:

Code

101

101

Assessed Value

291,700

92,200

383,900

Yr.

2016

2016

Total:

Code

101

101

Assessed Value

288,700

89,400

378,100

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

Batch

NOTES

FY16 PLAN 1121

BK PG 369-74 - NEW LOT 2

25620 SF FROM PARCEL 54-6-0

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

327,100

0

0

94,000

0

421,100

C

0

421,100

BUILDING PERMIT RECORD

Permit ID

201401700

Issue Date

05/05/2014

Type

2

Description

DWELLING

Amount

158,000

Insp. Date

05/08/2015

% Comp.

100

Date Comp.

Comments

OC 6/19/2015 2986 SF

VISIT/CHANGE HISTORY

Date

06/24/2015

06/19/2015

05/08/2015

Type

01

IS

ID

317

400

317

Cd.

14

25

2

Purpose/Result

INSPECTED

OC VISIT

MEASURED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RA

D

Front

Depth

Units

25,620 SF

Unit Price

3.42

I. Factor

1.1900

S.A.

7

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MG

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

TRF2

Spec Calc

190

S Adj Fact

.90

Adj. Unit Price

3.67

Land Value

94,000

Total Card Land Units:

0.59 AC

Parcel Total Land Area:

0.59 AC

Total Land Value:

94,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac			
Grade	B-		GOOD (-)	FBM Sqft	880		
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				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	3		HARDWOOD				
Interior Floor 2	4		CARPET	Adj. Base Rate:		109.50	
Heat Fuel	2		GAS	Replace Cost		333,767	
Heat Type	1		FORCED H/A			2014	
AC Type	03		FULL			2016	
Bedrooms	4					GD	
Full Baths	2						
Half Baths	1			Remodel Rating			
Extra Fixtures	3			Year Remodeled			
Total Rooms	7			Dep %		2	
Bath Style	G		GOOD	Functional ObsInc			
Kitchen Style	G		GOOD	External ObsInc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens				Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond		98	
Bsmt Garage				Apprais Val		327,100	
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,153		21.94	25,295	
FFL	1ST FLOOR	1,175	1,175		109.50	128,667	
GAR	GARAGE	0	528		43.76	23,105	
OFP	OPEN PORCH	0	65		11.79	767	
PAT	PATIO	0	255		5.58	1,424	
SFL	2ND FLOOR	1,411	1,411		109.50	154,510	

Ttl. Gross Liv/Lease Area:		2,586	4,587	3,048		333,767	
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