

Property Location: 26 EDMUND ST
Vision ID: 7114

Account #7114

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/10/2018 17:30

CURRENT OWNER

NIPPS THOMAS R
DROBNY DAYNA J
26 EDMUND ST

EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND

Code

101
101

Appraised Value

237,800
81,900

Assessed Value

237,800
81,900

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates 10/26/2015
In+Ex FY
Mailed
GIS ID: F_379310_2849931

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

Total

319,700

319,700

RECORD OF OWNERSHIP

BK-VOL/PAGE

20939/ 144
20588/ 451
3337/0012

SALE DATE

11/03/2015
02/05/2015
05/16/1968

q/u

Q
U
U

v/i

I
V
V

SALE PRICE

307,500
125,000
1

V.C.

00
1V
1A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

220,600

2017

101

211,900

2016

130

77,700

2018

101

81,900

2017

101

80,100

Total:

302,500

Total:

292,000

Total:

77,700

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

NOTES

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

237,800

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

81,900

Special Land Value

0

Total Appraised Parcel Value

319,700

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

319,700

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201402697

10/23/2014

2

DWELLING

175,000

10/26/2015

100

10/26/2015

OC 10/26/2015 1911SF

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

11/06/2015
10/26/2015

01

317
400

2
25

MEASURED
OC VISIT

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

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

8,712 SF

9.40

1.0000

5

1.0000

1.00

MA

1.00

Spec Use

Spec Calc

1.00

9.40

81,900

Total Card Land Units:

0.20

AC

Parcel Total Land Area:

0.2 AC

Total Land Value:

81,900

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			
Stories	2			Int vs Ext			
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	Adj. Base Rate:			123.40
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			242,604
AC Type	03		FULL	AYB			2015
Bedrooms	3			EYB			2016
Full Baths	2			Dep Code			GD
Half Baths	1			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	6			Dep %			2
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens				Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			98
Bsmt Garage				Apprais Val			237,800
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
BMT	BASEMENT	0	756		24.65	18,633						
FFL	1ST FLOOR	756	756		123.40	93,290						
GAR	GARAGE	0	240		49.36	11,846						
OFP	OPEN PORCH	0	30		12.34	370						
SFL	2ND FLOOR	936	936		123.40	115,502						
WDK	WOOD DECK	0	168		17.63	2,962						
Ttl. Gross Liv/Lease Area:		1,692	2,886	1,966		242,604						

