

Property Location: 74 EDMUND ST

MAP ID: 16/ 91/ 0/ /

Bldg Name:

State Use: 101

Vision ID: 821

Account #843

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/06/2018 12:07

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 4ST LONGMEADOW, MA VISION				
REYNOLDS JEAN C REYNOLDS JOHN T 74 EDMUND ST EAST LONGMEADOW, MA 01028 Additional Owners:					1		TYPCL						Description		Code		Appraised Value		Assessed Value						
													RESIDENTL.		101		104,600		104,600						
													RES LAND		101		85,200		85,200						
													RESIDENTL.		101		11,200		11,200						
SUPPLEMENTAL DATA												Total								201,000		201,000			
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_379243_2850864						Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
REYNOLDS JEAN C WASSUNG JEAN C, WASSUNG MARK W + MESSER				12564/ 144 09131/ 0038 06195/ 71 05569/ 0305		09/10/2002 05/12/1995 08/18/1986 02/16/1984		U	1	1 1 62,000 0		A H A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
													2018	101	96,800		2017	101	95,200		2016	101	94,100		
													2018	101	85,200		2017	101	83,200		2016	101	80,700		
													2018	101	11,200		2017	101	11,200		2016	101	11,200		
													Total:			193,200		Total:		189,600		Total:		186,000	
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 104,600 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 11,200 Appraised Land Value (Bldg) 85,200 Special Land Value 0 Total Appraised Parcel Value 201,000 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 201,000									
Year	Type	Description		Amount		Code	Description		Number	Amount		Comm. Int.													
Total:																									
ASSESSING NEIGHBORHOOD																									
NBHD/ SUB		NBHD Name				Street Index Name				Tracing		Batch													
0001/A										101		MA													
NOTES																									
GARAGE-NO VALUE NC= OLD GARAGE DEMO'D NEW NOT STARTED AS OF 12/05																									
BUILDING PERMIT RECORD												VISIT/CHANGE HISTORY													
Permit ID	Issue Date	Type	Description		Amount		Insp. Date	% Comp.	Date Comp.		Comments		Date	Type	IS	ID	Cd.	Purpose/Result							
135	05/16/2005	3	GARAGE		2,000			0			REPLACE EXISTING C		03/29/2007			311	15	PERMIT VISIT							
109	05/19/2004	11	POOL		8,000			0			INGRD		03/29/2007			311	15	PERMIT VISIT							
180	08/06/1997	17	DECK		8,450			0			98 NVC OC 4/15/2004		12/12/2005			311	15	PERMIT VISIT							
													12/21/2004			311	15	PERMIT VISIT							
													04/02/2004			250	22	MAILER SENT							
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				17,859 SF	4.77	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00		4.77	85,200		
Total Card Land Units:										0.41	AC	Parcel Total Land Area:					0.41	AC	Total Land Value:					85,200	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	15		OLD STYLE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	465		
Stories	2.00		2 STORY	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				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER	COST/MARKET VALUATION			
Interior Wall 2	1		DRYWALL	Adj. Base Rate:		97.69	
Interior Floor 1	4		CARPET	Replace Cost		149,362	
Interior Floor 2	5		LINO/VINYL			1915	
Heat Fuel	1		OIL	AYB		1988	
Heat Type	5		STEAM	EYB		GD	
AC Type	03		FULL	Dep Code			
Bedrooms	2			Remodel Rating			
Full Baths	2			Year Remodeled			
Half Baths	0			Dep %		30	
Extra Fixtures	0			Functional Obslnc			
Total Rooms	5			External Obslnc			
Bath Style	G		GOOD	Cost Trend Factor		1	
Kitchen Style	G		GOOD	Condition			
Kitchens	1			% Complete			
Extra Kitchens	0			Overall % Cond		70	
Frame	1		WOOD	Apprais Val		104,600	
Basement Floor				Dep % Ovr		0	
Bsmt Garage				Dep Ovr Comment			
Units	1			Misc Imp Ovr		0	
WS Flues				Misc Imp Ovr Comment			
FBM Quality	3			Cost to Cure Ovr		0	
Fireplaces	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
22	WOOD DK			L	64	9.20	1997	A		GD	70	400
02	SHED/FR			L	80	7.48	2003	A		GD	70	400
11	POOL I-V	OB	Outbuilding	L	512	29.00	2004	A		GD	70	10,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	664		19.57	12,992
FFL	1ST FLOOR	664	664		97.69	64,864
OFP	OPEN PORCH	0	229		9.81	2,247
SFL	2ND FLOOR	664	664		97.69	64,864
WDK	WOOD DECK	0	320		13.74	4,396
Ttl. Gross Liv/Lease Area:		1,328	2,541	1,529		149,362

