

Property Location

637 NORTH MAIN ST

Map ID

1A/ 43/ 79/ /

Bldg Name

State Use

104

Vision ID

1009

Account #

1036

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:16:08

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MARUCA UMBERTO 637 NORTH MAIN ST EAST LONGMEADOW MA 01028 GIS ID F_374444_2856155		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	104	129300	129,300												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	104	75000	75,000												
										RESIDNTL.	104	3700	3,700												
		SUPPLEMENTAL DATA								Total				208,000		208,000									
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
MARUCA UMBERTO MASCARO JOSEPH R		07194 0387		06-15-1989		U		I		140,000				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		02223 0341		01-30-1953		U		I		0				2019	104	124,400	2018	104	114,200	2017	104	116,100			
														104	72,800	104	72,800	104	71,200						
														104	3,700	104	3,700	104	3,700						
														Total		200900		Total		190700		Total		191000	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int													
		Total		0.00																					
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name		B		Tracing		Batch																	
0001						104		MA																	
NOTES																									
														Appraised BLDG. Value (Card)				129,300							
														Appraised Xf (B) Value (Bldg)				0							
														Appraised Ob (B) Value (Bldg)				3,700							
														Appraised Land Value (Bldg)				75,000							
														Special Land Value				0							
														Total Appraised Parcel Value				208,000							
														Valuation Method				C							
														Adjustment											
														Net Total Appraised Parcel Value				208,000							
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											
201202693	07-12-2012	12	REROOF	14,668				NVC	08-07-2019			334	3	MEAS+INSPCTD											
191	08-01-1989	MN	Manual Note	600				REMODEL	05-10-2013			AO													
									05-10-2013			105	15	PERMIT VISIT											
									03-25-2004			250	22	MAILER SENT											
									11-04-2003			274	2	MEASURED											
									07-14-1992			131	14	INSPECTED											
									05-06-1992			107	22	MAILER SENT											
LAND LINE VALUATION SECTION																									
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj Unit Pric	Land Value					
1	104	TWO FAM	BUS				5,946 SF	14.01	1.000	5	LAND	1.00	MA	1.00			0 TRF3	0.9	1.000	12.61	75,000				
							Total Card Land Units	0.137	AC	Parcel Total Land Area:				0.1365								Total Land Value	75,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	MULTI-CONV	Basement Floor	12	CONCRETE
Model	03	MULTI-FAMILY	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	2.00	
Stories	2.5	2.5	Units	2	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	11	ASPHALT	104	TWO FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		76.76
Interior Floor 1	3	HARDWOOD	RCN		248,615
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1920
Heat Type	5	STEAM	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	5		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		5
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	2		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		52
Extra Kitchens	0		RCNLD		129,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
03	GARAGE	OB	Outbuildi	L	360	28.18	1930	30	0.00	PR	A	1.00	3,000
19	PATIO			L	200	5.75	1950	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,125		17.54	19,731
EFP	ENCL PORCH	0	243		26.34	6,402
FFL	1ST FLOOR	1,151	1,151		87.69	100,937
OPF	OPEN PORCH	0	45		9.74	438
SFL	2ND FLOOR	1,151	1,151		87.69	100,937
UAT	UNFIN ATTC	0	1,151		17.52	20,170
Ttl Gross Liv / Lease Area		2,302	4,866	2,835		248,615

