

Property Location 2 PINE ST
Vision ID 1152

Account # 1182

Map ID 2/ 52/ 15/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/18/2019 11:37:55

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
FARRELL RAYMOND B FARRELL PHYLLIS J 2 PINE ST EAST LONGMEADOW MA 01028 GIS ID F_374600_2854577		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	100000	100,000		
						RES LAND	101	64400	64,400		
						RESIDNTL.	101	300	300		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					
						Total				164,700	164,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TAYLOR MICHAEL A FARRELL RAYMOND B		22622	172	04-12-2019	Q	I	199,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		02510	0076	11-15-1956	U	I	0		2019	101	97,300	2018	101	90,200	2017	101	90,800
										101	62,500		101	62,500		101	59,300
										101	300		101	300		101	300
								Total		160100	Total		153000	Total		150400	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
Total			0.00														

ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)					100,000				
0001						101		MF		Appraised Xf (B) Value (Bldg)					0				
NOTES 1 METAL SHED NV										Appraised Ob (B) Value (Bldg)					300				
										Appraised Land Value (Bldg)					64,400				
										Special Land Value					0				
										Total Appraised Parcel Value					164,700				
										Valuation Method					C				
										Adjustment									
										Net Total Appraised Parcel Value					164,700				

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					
94	01-01-1985	MN	Manual Note					BATH DORM	02-10-2017			119	14	INSPECTED					
									04-13-2004			316	3	MEAS+INSPCTD					
									06-12-1990			131	3	MEAS+INSPCTD					
									05-02-1980			500	3	MEAS+INSPCTD					

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	101	ONE FAM	RC				9,817 SF	8.63	0.760	3	LAND	1.00	MF	1.00			0		1.000	6.56	64,400		
Total Card Land Units							0.225	AC	Parcel Total Land Area: 0.2254							Total Land Value							64,400

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		102.47
Interior Floor 2			RCN		175,397
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1950
AC Type	03	FULL	Effective Year Built		1975
Bedrooms	4		Depreciation Code		AV
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		43
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		100,000
FBM Sqft	401		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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
02	SHED/FR			L	64	7.48	1970	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	729		24.51	17,870	
FFL	1ST FLOOR	909	909		122.40	111,260	
HST	HALF STORY	365	729		61.28	44,675	
OPF	OPEN PORCH	0	18		13.60	245	
STG	STORAGE	0	27		49.87	1,346	
Ttl Gross Liv / Lease Area		1,274	2,412	1,433		175,397	

