

Property Location

3 NORTH ST

Map ID

24/ 11/ 64/ /

Bldg Name

State Use

101

Vision ID

1325

Account #

1360

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 12:04:45

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
SYRIAC ROY M SYRIAC BIANCA 3 NORTH ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	145900	145,900												
						RES LAND	101	85200	85,200												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA				Total				231,100	231,100										
GIS ID F_379749_2854205		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)													
SYRIAC ROY M MAGNANI MARC MAGNANI FAYE HEIRS + DEV OF		22421	0496	10-29-2018	Q	I	226,900	00	Year	Code	Assessed	Year	Code	Assessed							
		21982	0057	12-11-2017	U	I	182,000	1A	2019	101	142,100	2018	101	132,100							
		04654	0085	09-06-1978	U	I	0			101	82,600		101	80,800							
		Total						Total		224700	Total		214700	211200							
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									APPRAISED VALUE SUMMARY												
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)					145,900						
0001						101		MA		Appraised Xf (B) Value (Bldg)					0						
NOTES FY15 PLAN 1105 BK PG 366-49 - 10000 SF TO 24-11-65 NEW PARCEL NEW LOT PARCEL B									Appraised Ob (B) Value (Bldg)					0							
									Appraised Land Value (Bldg)					85,200							
									Special Land Value					0							
									Total Appraised Parcel Value					231,100							
									Valuation Method					C							
									Adjustment												
									Net Total Appraised Parcel Value					231,100							
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							
201901925	05-29-2019	91	INSULATION	2,600		0			07-05-2019			334	2	MEASURED							
									09-26-2014			317	2	MEASURED							
									11-21-2003			274	3	MEAS+INSPCTD							
									05-30-1980			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				10,903 SF	7.81	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.81	85,200
Total Card Land Units							0.250	AC	Parcel Total Land Area:				0.2503	Total Land Value							85,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	2	HIP			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		94.25
Interior Floor 2	4	CARPET	RCN		208,389
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1956
AC Type	03	FULL	Effective Year Built		1988
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		30
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		145,900
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,482		23.29	34,518	
FFL	1ST FLOOR	1,482	1,482		116.61	172,822	
PAT	PATIO	0	178		5.90	1,050	
Ttl Gross Liv / Lease Area		1,482	3,142	1,787		208,389	

