

Property Location 47 HELEN CR		Map ID 24/ 113/ 17/ /		Bldg Name		State Use 101	
Vision ID 1329		Account # 1364		Bldg # 1		Print Date 12/18/2019 12:05:24	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
BECHARD THOMAS V 47 HELEN CIR EAST LONGMEADOW MA 01028 GIS ID F_380676_2854554		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	126700	126,700		
						RES LAND	101	84700	84,700		
						RESIDNTL.	101	6700	6,700		
		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				218,100	218,100

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BECHARD THOMAS V BECHARD PHILLIP E ,		18459	0437	09-15-2010	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		02598	0388	03-20-1958	U	I	0		2019	101	123,300	2018	101	114,300	2017	101	112,600
										101	82,300		101	82,300		101	80,400
										101	6,700		101	6,700		101	6,700
		Total						212300		Total		203300		Total		199700	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 126,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,700 Appraised Land Value (Bldg) 84,700 Special Land Value 0 Total Appraised Parcel Value 218,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 218,100									
Total			0.00															

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						101		MA	

NOTES									

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					
56	03-27-2009	12	REROOF	8,740				NVC	05-11-2018			333	2	MEASURED					
89	04-04-2008	12	REROOF	3,000		0		3 REPLAEMENT IN ADDITION	12-03-2009			317	15	PERMIT VISIT					
271	08-24-2007	25	WINDOWS	3,805					12-19-2008			317	15	PERMIT VISIT					
152	06-01-1987	MN	Manual Note	34,000					01-18-2008			317	15	PERMIT VISIT					
									04-12-2004			317	14	INSPECTED					
									03-25-2004			AO	22	MAILER SENT					
									11-11-2003			274	2	MEASURED					

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				9,900 SF	8.56	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.56	84,700		
Total Card Land Units							0.227	AC	Parcel Total Land Area: 0.2273							Total Land Value							84,700

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		94.12
Interior Floor 2	3	HARDWOOD	RCN		201,151
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1952
AC Type	01	NONE	Effective Year Built		1981
Bedrooms	3		Depreciation Code		AG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		37
Total Rooms	6		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		63
Extra Kitchen St			RCNLD		126,700
FBM Sqft	720		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		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
03	GARAGE	OB	Outbuildi	L	308	28.18	1960	60	0.00	AV	A	1.00	5,200
06	CARPORT			L	220	8.63	1960	60	0.00	AV	A	1.00	1,100
02	SHED/FR			L	36	7.48	1970	60	0.00	AV	A	1.00	200
02	SHED/FR			L	60	7.48	1985	50	0.00	FR	F	0.90	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		22.42	21,528	
FFL	1ST FLOOR	1,600	1,600		112.12	179,399	
OPF	OPEN PORCH	0	24		9.34	224	
Ttl Gross Liv / Lease Area		1,600	2,584	1,794		201,151	

