

State Use 101
Print Date 12/18/2019 12:09:40

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
MUNZERT ISAURA N 452 SOULE RD WILBRAHAM MA 01095 GIS ID F_380007_2854055 Mailed														Description	Code	Appraised		Assessed		1006 EAST LONGMEADOW															
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.	101	100100		100,100																	
						DRAINAGE				VIEW		COMMUNITY		RES LAND	101	84900		84,900																	
						SUPPLEMENTAL DATA																													
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																			
Total														185,000		185,000																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
MUNZERT ISAURA N DEVINE NANCY S, HAMDANI NANCY S, PARZYCH MARGARET I PARZYCH JEFFREY R				19353	0568	07-19-2012	U	I	100,000		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed														
				11457	0335	12-27-2000	U	I	1		1A		2019	101	97,300	2018	101	89,700	2017	101	88,000														
				09143	0231	05-31-1995	U	I	120,000				101	82,400		101	82,400		101	80,600															
				07619	0241	01-04-1991	U	I	1		1																								
				06094	0010	05-22-1986	U	I	71,500				Total	179700	Total	172100	Total	168600																	
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 Appraised BLDG. Value (Card) 100,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 84,900 Special Land Value 0 Total Appraised Parcel Value 185,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 185,000													
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		
														201202945	08-29-2012		8	RENOVATION		34,500						REPLACE SHEET R		06-26-2015 05-29-2013 03-26-2004 11-18-2003 09-06-1991 05-29-1980			317 317 250 274 131 500	3 15 22 2 3 3	MEAS+INSPCTD PERMIT VISIT MAILER SENT MEASURED MEAS+INSPCTD 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				10,262 SF	8.27	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.27	84,900														
Total Card Land Units							0.236 AC	Parcel Total Land Area: 0.2356							Total Land Value							84,900													

Property Location 48 JOHN ST
 Vision ID 1355

Account # 1390

Map ID 24/ 137/ 48/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/18/2019 12:09:40

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	3	HARDWOOD	Adj Base Rate	105.22	
Interior Floor 2			RCN	158,924	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	5		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	100,100	
FBM Sqft			Dep % Ovr		
FBM Quality			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		23.68	20,457	
FFL	1ST FLOOR	1,004	1,004		118.25	118,720	
GAR	GARAGE	0	336		47.16	15,845	
OPF	OPEN PORCH	0	330		11.82	3,902	
Ttl Gross Liv / Lease Area		1,004	2,534	1,344		158,924	

