

Property Location

20 ANNE ST

Map ID

24/ 25/ 70/ /

Bldg Name

State Use

101

Vision ID

1399

Account #

1434

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 12:17:11

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
CHRISTENSEN MARY S 20 ANNE ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	88900	88,900														
						RES LAND	101	84300	84,300														
						RESIDNTL.	101	5200	5,200														
		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#																	
GIS ID F_380261_2854836						Total				178,400	178,400												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
CHRISTENSEN MARY S HICKMAN ANNE M		20437	0054	09-24-2014	Q	I	174,900	00	Year	Code	Assessed	Year	Code	Assessed									
		02698	0493	09-01-1959	U	I	0		2019	101	86,400	2018	101	79,800									
										101	82,000		101	80,000									
										101	5,200		101	5,200									
								Total		173600	Total		167000	Total	163700								
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						101		MA															
NOTES																							
															Appraised BLDG. Value (Card)		88,900						
															Appraised Xf (B) Value (Bldg)		0						
															Appraised Ob (B) Value (Bldg)		5,200						
															Appraised Land Value (Bldg)		84,300						
															Special Land Value		0						
															Total Appraised Parcel Value		178,400						
															Valuation Method		C						
															Adjustment								
															Net Total Appraised Parcel Value		178,400						
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									
201500027	01-09-2015	91	INSULATION	1,800		0			10-10-2014			317	2	MEASURED									
47	01-01-1982	MN	Manual Note						11-20-2003			274	3	MEAS+INSPCTD									
									08-26-1991			131	3	MEAS+INSPCTD									
									02-14-1983			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				8,860 SF	9.52	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.52	84,300		
Total Card Land Units							0.203	AC	Parcel Total Land Area: 0.2034							Total Land Value							84,300

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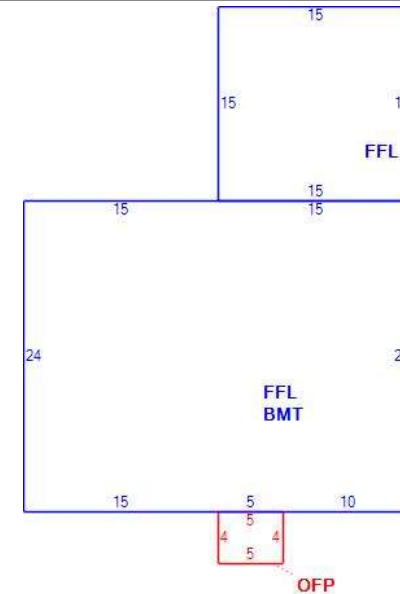
Card # 1 of 1

State Use 101
Print Date 12/18/2019 12:17:12

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	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	111.96	
Interior Floor 2	3	HARDWOOD	RCN	141,038	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1954	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	2		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		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	88,900	
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		

MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION		
Adj Base Rate		111.96
RCN		141,038
Net Other Adj		
Year Built		1954
Effective Year Built		1981
Depreciation Code		AG
Remodel Rating		
Year Remodeled		
Depreciation %		37
Functional Obsol		
External Obsol		
Cost Trend Factor		1
Condition		
% Complete		
Overall % Condition		63
RCNLD		88,900
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
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	1956	60	0.00	AV	A	1.00	5,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	720		25.85	18,615	
FFL	1ST FLOOR	945	945		129.27	122,164	
OFF	OPEN PORCH	0	20		12.93	259	
Ttl Gross Liv / Lease Area		945	1,685	1,091		141,038	

