

Property Location

81 MAPLESHADE AV

Map ID

25/ 134/ 1/ /

Bldg Name

State Use

101

Vision ID

1521

Account #

1556

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 12:36:15

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW								
BRODEUR GEORGE T BRODEUR DEBORAH A 81 MAPLESHADE AVE EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed									
										RESIDNTL.	101	231900	231,900									
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	78700	78,700									
										RESIDNTL.	101	500	500									
		SUPPLEMENTAL DATA								Total				311,100		311,100						
GIS ID		F_381222_2853390		Mailed		Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
STEBBINS JOSEPH DAVID BRODEUR GEORGE T BOUCHER,JANICE G BOUCHER,JOHN J ROY DEBORAH A,		22660 460		05-10-2019		Q		I		330,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		17408 0343		07-21-2008		U		I		282,500				2019	101	225,700	2018	101	209,000	2017	101	198,900
		16788 0226		07-02-2007		U		I		1		1										
		10993 0479		11-08-1999		U		I		188,000												
		9325 0548		12-01-1995		U		I		1		1		Total	302500		Total	285800		Total	274000	
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) 231,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 78,700 Special Land Value 0 Total Appraised Parcel Value 311,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 311,100								
Nbhd		Nbhd Name		B		Tracing		Batch														
0001						101		MA														
NOTES																						
WDK ANGLED OFF=GAZEBO																						
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							
194	07-02-2010	MN	Manual Note	7,052				NVC REPLACE 2 G		05-11-2018			333	2	MEASURED							
155	06-01-1992	MN	Manual Note	3,500				DECK		12-03-2010			317	15	PERMIT VISIT							
										10-31-2003			274	3	MEAS+INSPCTD							
										02-25-1993			131	15	PERMIT VISIT							
										06-17-1992			107	2	MEASURED							
										01-16-1991			107	15	PERMIT VISIT							
										02-03-1981			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	RB				17,100 SF	5.11	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	4.60	78,700	
Total Card Land Units							0.393	AC	Parcel Total Land Area:				0.3926	Total Land Value							78,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	14	ASPHL TILE
Model	01	RESIDENTIAL	Bsm't Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2	1	DRYWALL	Adj Base Rate	81.61	
Interior Floor 1	3	HARDWOOD	RCN	279,415	
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built	1955	
Heat Type	1	FORCED H/A	Effective Year Built	2001	
AC Type	03	FULL	Depreciation Code	VG	
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %	17	
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	83	
Extra Kitchens	0		RCNLD	231,900	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	120	7.48	1955	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		19.39	16,755	
FFL	1ST FLOOR	1,366	1,366		96.85	132,298	
GAR	GARAGE	0	400		38.74	15,496	
HST	HALF STORY	451	902		48.43	43,680	
OPF	OPEN PORCH	0	174		9.46	1,646	
TQS	3/4 STORY	648	864		72.64	62,759	
WDK	WOOD DECK	0	500		13.56	6,780	
Ttl Gross Liv / Lease Area		2,465	5,070	2,885		279,415	

