

Property Location 77 MAPLESHADE AV
Vision ID 1523

Account # 1558
Map ID 25/ 136/ 0/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1
State Use 101
Print Date 12/18/2019 12:36:33

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
BERTUCCIOLI LUCA RUDNICK LISA 77 MAPLESHADE AVE EAST LONGMEADOW MA 01028 GIS ID F_381084_2853268		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	165000	165,000												
						RES LAND	101	78700	78,700												
						RESIDNTL.	101	13300	13,300												
SUPPLEMENTAL DATA						Total				257,000	257,000										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
NADEAU MELINDA BERTUCCIOLI LUCA BERARD BERNARD F, CALHOUN MARK R,HEIRS & DEVISEES OF TORRICELLI MADELINE E,		22666	493	05-15-2019	Q	I	285,000	00	Year	Code	Assessed	Year	Code	Assessed							
		12596	0235	09-27-2002	U	I	190,000		2019	101	112,100	2018	101	55,400							
		11851	0075	09-05-2001	U	I	120,000			101	76,400		101	74,600							
		10511	0277	11-02-1998	U	I	83,000			101	13,300		101	13,300							
		04942	0205	05-16-1980	U	I	0														
Total								201800	Total	145100	Total	197400									
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)					165,000						
0001						101		MA		Appraised Xf (B) Value (Bldg)					0						
										Appraised Ob (B) Value (Bldg)					13,300						
										Appraised Land Value (Bldg)					78,700						
										Special Land Value					0						
										Total Appraised Parcel Value					257,000						
										Valuation Method					C						
										Adjustment											
										Net Total Appraised Parcel Value					257,000						
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							
201702762	10-19-2017	8	RENOVATION	273,000	05-29-2019	100	05-29-2019	RESTORE FIRE DA	05-29-2019			400	3	MEAS+INSPCTD							
323	11-19-2002	3	GARAGE	26,100		100		RF,SDNG,WNDS,PR	05-22-2019			334	15	PERMIT VISIT							
60	04-02-2002	42	REPAIRS	20,000		100			06-18-2018			333	15	PERMIT VISIT							
									03-01-2018			333	15	PERMIT VISIT							
									06-21-2017			317	15	PERMIT VISIT							
								01-13-2017			119	2	MEASURED								
								01-30-2004			311	15	PERMIT VISIT								
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				17,141 SF	5.10	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	4.59	78,700
Total Card Land Units							0.394	AC	Parcel Total Land Area: 0.3935							Total Land Value					78,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 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	71.60	
Interior Floor 2	2	SOFTWOOD	RCN	198,850	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1895	
AC Type	03	FULL	Effective Year Built	2001	
Bedrooms	3		Depreciation Code	VG	
Full Baths	2		Remodel Rating	04	
Half Baths	1		Year Remodeled	2018	
Extra Fixtures	1		Depreciation %	17	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	165,000	
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
03	GARAGE	OB	Outbuildi	L	672	28.18	2003	70	0.00	GD	A	1.00	13,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	924		19.24	17,780	
EFB	ENCL PORCH	0	42		29.75	1,249	
FFL	1ST FLOOR	924	924		96.11	88,805	
OPF	OPEN PORCH	0	231		9.57	2,211	
SFL	2ND FLOOR	924	924		96.11	88,805	
Ttl Gross Liv / Lease Area		1,848	3,045	2,069		198,850	

