

Property Location

49 MERRIAM ST

Map ID

25/ 140/ B/ /

Bldg Name

State Use

101

Vision ID

1529

Account #

1564

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 12:37:32

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
HOWELL CLAUDIA 49 MERRIAM ST EAST LONGMEADOW MA 01028 GIS ID F_381005_2853000		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		123300		123,300																							
										RES LAND		101		84000		84,000																							
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		6800		6,800																							
SUPPLEMENTAL DATA										Total								214,100		214,100																			
Alt Prcl ID		SP Permit		Chapter Land		OC Dates		In+Ex FY		Received		NIA		Field 8		Field 9		Field 10		Assoc Pid#																			
Mailed																																							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
HOWELL CLAUDIA HOWELL CHRISTOPHER J HUNT FAMILY REALTY TRUST, HUNT NANCY O'BRIEN		21310 0415		08-15-2016		U I				0		1A		Year		Code		Assessed		Year		Code		Assessed															
		12799 0171		12-02-2002		U I				174,000				2019		101		119,900		2018		101		110,900															
		08585 0052		10-04-1993		U I				1		1A				101		81,600				101		79,800															
		04599 0021		05-31-1978		U I				0						101		6,800				101		6,800															
Total										208300		Total		199300		Total		195700																					
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) 123,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,800 Appraised Land Value (Bldg) 84,000 Special Land Value 0 Total Appraised Parcel Value 214,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 214,100																																							
BUILDING PERMIT RECORD																																							
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments																							
VISIT / CHANGE HISTORY																																							
Date		Type		Is		Id		Cd		Purpose/Result																													
10-17-2014						317		2		MEASURED																													
03-24-2004						250		22		MAILER SENT																													
10-25-2003						274		2		MEASURED																													
06-19-1992						131		3		MEAS+INSPCTD																													
06-23-1980						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								8,026 SF		10.47		1.000		5		LAND		1.00		MA		1.00				0		1.000		10.47		84,000	
Total Card Land Units																		0.184		AC		Parcel Total Land Area:		0.1843		Total Land Value										84,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	05	CAPE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.75	1 3/4 STORIES	Units	1		
Foundation	2	CONC BLOCK	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			Adj Base Rate		94.33	
Interior Floor 1	4	CARPET	RCN		195,682	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1946	
Heat Type	1	FORCED H/A	Effective Year Built		1981	
AC Type	03	FULL	Depreciation Code		AG	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		37	
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	F	FAIR	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		63	
Extra Kitchens	0		RCNLD		123,300	
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	0	NO	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
03	GARAGE	OB	Outbuildi	L	280	28.18	1950	60	0.00	AV	A	1.00	4,700
22	WOOD DK			L	320	9.20	2000	70	0.00	GD	A	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		21.90	19,974	
EFB	ENCL PORCH	0	18		30.49	549	
FFL	1ST FLOOR	912	912		109.75	100,091	
TQS	3/4 STORY	684	912		82.31	75,068	
Ttl Gross Liv / Lease Area		1,596	2,754	1,783		195,682	

