

Property Location

49-51 MAPLESHADE AV

Map ID

25/ 159/ 15/ /

Bldg Name

State Use

104

Vision ID

1548

Account #

1583

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 12:40:24

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LAFLEUR JEAN L LE BRACKLEY TINA 49 MAPLESHADE AVE E LONGMEADOW MA 01028 GIS ID F_380586_2853138		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	104	166400	166,400												
						RES LAND	104	76200	76,200												
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	104	1600	1,600												
		SUPPLEMENTAL DATA				Total				244,200	244,200										
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LAFLEUR JEAN L LE LA FLEUR,JEAN L		17729	0362	04-03-2009	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		03803	0516	05-24-1973	U	I	0		2019	104	161,300	2018	104	148,200	2017	104	146,100				
										104	73,900		104	73,900		104	72,300				
										104	1,600		104	1,600		104	300				
		Total						Total		236800	Total		223700	Total		218700					
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							APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)							166,400				
0001						104		MA		Appraised Xf (B) Value (Bldg)							0				
										Appraised Ob (B) Value (Bldg)							1,600				
										Appraised Land Value (Bldg)							76,200				
										Special Land Value							0				
										Total Appraised Parcel Value							244,200				
										Valuation Method							C				
										Adjustment											
										Net Total Appraised Parcel Value							244,200				
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							
201702007	07-07-2017	1	PORCH	17,550	03-01-2018	100	03-01-2018	REPLACE FLOORIN	03-01-2018			333	15	PERMIT VISIT							
207	09-29-1997	MN	Manual Note	1,200				DECK	01-13-2017			119	3	MEAS+INSPCTD							
231	09-13-1996	MN	Manual Note	7,600				REROOF	05-17-2004			319	14	INSPECTED							
									03-24-2004			250	22	MAILER SENT							
									10-31-2003			274	2	MEASURED							
									01-20-1998			181	15	PERMIT VISIT							
									12-20-1996			200	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	104	TWO FAM	RC				9,583 SF	8.83	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	7.95	76,200
Total Card Land Units							0.220	AC	Parcel Total Land Area:				0.2200	Total Land Value							76,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	MULTI-CONV	Basement Floor	12	CONCRETE
Model	03	MULTI-FAMILY	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	2.00	
Stories	2.5		Units	2	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	5	ASBESTOS	Code	Description	
Exterior Wall 2			104	TWO FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	75.31	
Interior Floor 2			RCN	264,048	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1912	
AC Type	02	PARTIAL	Effective Year Built	1981	
Bedrooms	5		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	10		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	166,400	
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
01	SHED/MTL			L	100	5.18	1973	60	0.00	AV	A	1.00	300
22	WOOD DK			L	64	9.20	2012	60	0.00	AV	A	1.00	400
07	POOLA-C	OB	Outbuildi	L	18	69.00	2012	70	0.00	00	00	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,262		17.23	21,738	
FFL	1ST FLOOR	1,229	1,229		86.26	106,016	
FIN	FINISH AREA	33	33		86.26	2,847	
OFP	OPEN PORCH	0	239		8.66	2,070	
SFL	2ND FLOOR	1,262	1,262		86.26	108,863	
UAT	UNFIN ATTC	0	1,239		17.27	21,393	
WDK	WOOD DECK	0	96		11.68	1,121	
Ttl Gross Liv / Lease Area		2,524	5,360	3,061		264,048	

