

Property Location

44 MAPLESHADE AV

Map ID

25/ 47/ 0/ /

Bldg Name

State Use

101

Vision ID

1650

Account #

1685

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 12:58:39

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
PAVLAK ERIC F PAVLAK JEANNINE 44 MAPLESHADE AVE EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed												
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	199900	199,900												
						RES LAND	101	82800	82,800												
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	26900	26,900												
SUPPLEMENTAL DATA						Total				309,600	309,600										
GIS ID		F_380431_2853380		Mailed		Assoc Pid#															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
PAVLAK ERIC F MCEWEN,JEFFREY L BOUFFARD JAMES F + MARY D, DAVIDSON GORDON M +		17618	0044	01-21-2009	U	I	298,360	1I	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		14857	0554	03-03-2005	U	I	360,000		2019	101	194,500	2018	101	180,100	2017	101	176,500				
		09096	0341	03-31-1995	U	I	150,000			101	80,400		101	80,400		101	78,600				
		02876	0169	05-07-1962	U	I	0			101	26,900		101	26,900		101	26,900				
		Total						Total		301800	Total		287400	Total		282000					
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																					
AC=50%																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
201303028	11-14-2013	12	REROOF	8,625	05-07-2014	100	05-07-2014	FRONT ONLY	05-07-2014			105	15	PERMIT VISIT							
125	05-13-2010	11	POOL	40,000				16` X 42` INGROUN	12-17-2010			317	15	PERMIT VISIT							
60	04-02-2009	7	REMODEL	20,000				FINISH BMT	12-22-2009			317	15	PERMIT VISIT							
188	07-02-2002	7	REMODEL	20,000				NEW KTCHN;CAB,F	05-10-2004			318	14	INSPECTED							
223	09-05-1996	12	REROOF	3,800		0		REROOF	03-24-2004			250	22	MAILER SENT							
61	01-01-1984	MN	Manual Note					GAR	01-30-2004			311	15	PERMIT VISIT							
60A	01-01-1984	MN	Manual Note					DEMOLITION	10-28-2003			274	2	MEASURED							
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				30,118 SF	3.06	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	2.75	82,800
Total Card Land Units							0.691	AC	Parcel Total Land Area: 0.6914							Total Land Value					82,800

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	6	STUCCO	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		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	80.90	
Interior Floor 2	3	HARDWOOD	RCN	285,535	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1910	
AC Type	02	PARTIAL	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	8		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	70	
Extra Kitchen St			RCNLD	199,900	
FBM Sqft	1116		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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	624	28.18	1984	50	0.00	FR	A	1.00	8,800
11	POOL I-V	OB	Outbuildi	L	844	29.00	2010	70	0.00	GD	A	1.00	17,100
19	PATIO			L	288	5.75	2006	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,488		19.12	28,448	
FFL	1ST FLOOR	1,529	1,529		95.46	145,966	
OFF	OPEN PORCH	0	342		9.49	3,246	
STG	STORAGE	0	36		37.13	1,337	
TQS	3/4 STORY	1,116	1,488		71.60	106,539	
Ttl Gross Liv / Lease Area		2,645	4,883	2,991		285,535	

