

State Use 101
Print Date 12/19/2019 8:54:16 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																	
CARLSON WALTER F 86 MAPLESHADE AV EAST LONGMEADOW MA 01028 GIS ID F_382572_2855567												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		119900		119,900																											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		78000		78,000																											
				SUPPLEMENTAL DATA																																									
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		197,900		197,900																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
CARLSON WALTER F CARLSON WALTER F + CARLSON HELEN R HEIRS + DEV OF				21313 0078		08-16-2016		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed													
				21313 0076		08-16-2016		U		I		0		1A		2019		101		116,600		2018		101		107,900		2017		101		109,600													
				03003 0278		01-06-1964		U		I		0						101		75,800				101		75,800		101		73,800															
				Total		0.00										Total		192400		Total		183700		Total		183400																			
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																													
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int																			
ASSESSING NEIGHBORHOOD																																													
Nbhd				Nbhd Name				B				Tracing				Batch																													
0001												101				MA																													
NOTES																																													
																Appraised BLDG. Value (Card)										119,900																			
																Appraised Xf (B) Value (Bldg)										0																			
																Appraised Ob (B) Value (Bldg)										0																			
																Appraised Land Value (Bldg)										78,000																			
																Special Land Value										0																			
																Total Appraised Parcel Value										197,900																			
																Valuation Method										C																			
																Adjustment																													
																Net Total Appraised Parcel Value										197,900																			
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																	
																		05-14-2018						333		2		MEASURED																	
																		12-21-2004						311		14		INSPECTED																	
																		08-22-2003						274		2		MEASURED																	
																		12-15-1980						500		11		ENTRY DENIED																	
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		RA								15,000		SF		5.78		1.000		5		LAND		1.00		MA		1.00				0		TRF2		0.9		1.000		5.20		78,000	
Total Card Land Units														0.344		AC		Parcel Total Land Area: 0.3444												Total Land Value										78,000					

Property Location 273 ELM ST
 Vision ID 2892

Account # 2942

Map ID 35/ 20/ 3/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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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	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	Percentage
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	3	HARDWOOD	Adj Base Rate		87.39
Interior Floor 2			RCN		230,573
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1955
AC Type	03	FULL	Effective Year Built		1970
Bedrooms	3		Depreciation Code		FA
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		48
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	F	FAIR	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		52
Extra Kitchen St			RCNLD		119,900
FBM Sqft	486		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	2		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,620		20.50	33,217	
EFP	ENCL PORCH	0	140		30.76	4,306	
FFL	1ST FLOOR	1,192	1,192		102.52	122,207	
GAR	GARAGE	0	528		40.97	21,632	
HST	HALF STORY	298	596		51.26	30,552	
OPF	OPEN PORCH	0	32		9.61	308	
UHS	UNFIN HALF STORY	0	596		30.79	18,352	
Ttl Gross Liv / Lease Area		1,490	4,704	2,249		230,573	

