

Property Location

97 PLEASANT ST

Map ID

38/ 63/ 0/ /

Bldg Name

State Use

101

Vision ID

3136

Account #

3186

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 9:35:18 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
C H 24 LLC 24 DEER PARK DR EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed														
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	96600	96,600															
					RES LAND	101	75300	75,300															
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	3800	3,800															
SUPPLEMENTAL DATA						Total				175,700	175,700												
GIS ID F_383175_2850498		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)															
C H 24 LLC LECLAIR RAYMOND A + NANCY E, BRIN KATHLEEN F		10790	0322	06-01-1999	U	I	94,500	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
		09145	0499	05-31-1995	U	I	93,000	2019	101	94,600	2018	101	74,200	2017	101	74,800							
		05859	0549	07-25-1985	U	I	56,900		101	73,100		101	73,100		101	71,400							
									101	3,800		101	4,200		101	4,200							
		Total						171500		Total		151500		Total		150400							
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description	Amount	Code	Description	YEAR	Amount										Comm Int						
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 96,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,800 Appraised Land Value (Bldg) 75,300 Special Land Value 0 Total Appraised Parcel Value 175,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 175,700														
Total			0.00																				
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						101		MA															
NOTES																							
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									
201402163	07-16-2014	91	INSULATION	1,328		0		INCLUDES REPLAC ALTERATION	05-29-2018			400	16	FIELDREV CHG									
257	10-28-2009	12	REROOF	7,000					04-05-2018				333	2	MEASURED								
354	12-01-1992	MN	Manual Note	2,500					01-19-2010				316	15	PERMIT VISIT								
									02-12-1993				131	15	PERMIT VISIT								
									04-01-1992			170	3	MEAS+INSPCTD									
									09-26-1980			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	RA				6,880 SF	12.16	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	10.94	75,300		
							Total Card Land Units	0.158	AC	Parcel Total Land Area: 0.1579												Total Land Value	75,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	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	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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		85.29
Interior Floor 2	4	CARPET	RCN		153,408
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1925
AC Type	01	NONE	Effective Year Built		1981
Bedrooms	3		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		63
Extra Kitchen St			RCNLD		96,600
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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	264	28.18	1940	50	0.00	FR	F	0.90	3,300
22	WOOD DK			L	96	9.20	1987	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	60		19.63	1,178	
FFL	1ST FLOOR	1,016	1,016		98.15	99,720	
TQS	3/4 STORY	486	648		73.61	47,701	
WDK	WOOD DECK	0	353		13.62	4,809	
Ttl Gross Liv / Lease Area		1,502	2,077	1,563		153,408	

