

Property Location

85 AVERY ST

Vision ID

3358

Account #

3413

Map ID

4/ 10/ 0/ /

Bldg #

1

Bldg Name

Sec # 1 of 1

Card #

1 of 1

State Use

101

Print Date

12/19/2019 10:11:45

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MORAES DEIRDRE 85 AVERY ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	125400	125,400												
						RES LAND	101	85500	85,500												
						RESIDNTL.	101	500	500												
		DRAINAGE		VIEW	COMMUNITY																
		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#															
GIS ID F_375494_2852065						Total				211,400	211,400										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MORAES DEIRDRE MILO MICHELLE B TRASE EUGENE V ROWAN,ROBERT T JR CAVA,PATRICIA ANN		22162	0147	05-07-2018	Q	I	230,000	00	Year	Code	Assessed	Year	Code	Assessed							
		21727	0580	06-19-2017	Q	I	230,000	00	2019	101	121,900	2018	101	109,200							
		16055	0002	07-13-2006	U	I	238,000			101	83,000		101	81,000							
		14083	0555	04-08-2004	U	I	195,900			101	500		101	500							
		03342	0249	06-10-1968	U	I	0		Total		205400	Total		192700	Total		183900				
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									APPRAISED VALUE SUMMARY												
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)											
0001						101		NA		Appraised Xf (B) Value (Bldg)											
									Appraised Ob (B) Value (Bldg)												
									Appraised Land Value (Bldg)												
									Special Land Value												
									Total Appraised Parcel Value												
									Valuation Method												
									Adjustment												
									Net Total Appraised Parcel Value												
									211,400												
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							
									07-05-2019			334	3	MEAS+INSPCTD							
									06-26-2017			317	3	MEAS+INSPCTD							
									03-30-2004			311	3	MEAS+INSPCTD							
									04-27-1992			131	14	INSPECTED							
									04-22-1992			107	22	MAILER SENT							
									08-31-1990			131	2	MEASURED							
									04-25-1980			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	RB				28,314 SF	3.23	1.040	6	LAND	0.90	NA	1.00	TOP2		0		1.000	3.02	85,500
Total Card Land Units							0.650	AC	Parcel Total Land Area:				0.6500	Total Land Value							85,500

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Bldg # 1

Bldg Name
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	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	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	98.93	
Interior Floor 1	3	HARDWOOD	RCN	179,113	
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	1	OIL	Year Built	1950	
Heat Type	1	FORCED H/A	Effective Year Built	1988	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %	30	
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	70	
Extra Kitchens	0		RCNLD	125,400	
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
02	SHED/FR			L	120	7.48	1985	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	990		22.89	22,661
EFP	ENCL PORCH	0	192		34.57	6,638
FFL	1ST FLOOR	1,094	1,094		114.45	125,207
GAR	GARAGE	0	484		45.87	22,203
OPF	OPEN PORCH	0	24		9.54	229
WDK	WOOD DECK	0	136		15.99	2,175
Ttl Gross Liv / Lease Area		1,094	2,920	1,565		179,113

