

Property Location

97 AVERY ST

Map ID

4/ 12/ C/ I

Bldg Name

State Use

101

Vision ID

3360

Account #

3415

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:12:05

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
FLANAGAN THOMAS J FLANAGAN TINA M 97 AVERY ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	220700	220,700												
						RES LAND	101	95200	95,200												
						RESIDNTL.	101	1400	1,400												
		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_375479_2851798						Total				317,300	317,300										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
FLANAGAN THOMAS J BOUSQUET PAUL A + CONNORS THOMAS CHAFFIN MAU		09265	0363	09-26-1995	U	I	181,232	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		09161	0470	06-16-1995	U	I	141,750	1	2019	101	214,700	2018	101	201,000	2017	101	195,600				
		6297	0035	11-20-1986	U	V	60,000			101	92,300		101	92,300		101	90,300				
		04075	0229	12-02-1974	U	I	0			101	1,400		101	1,600		101	1,600				
		Total						Total		308400	Total		294900	Total		287500					
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) 220,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,400 Appraised Land Value (Bldg) 95,200 Special Land Value 0 Total Appraised Parcel Value 317,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 317,300										
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		NA													
NOTES																					
SUB DIVISION 655																					
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						
160	06-20-1995	MN	Manual Note	65,000				DWELLING		03-21-2018			333	2	MEASURED						
										05-04-2004			318	14	INSPECTED						
										04-06-2004			250	22	MAILER SENT						
										03-30-2004			311	2	MEASURED						
										12-12-1995			107	3	MEAS+INSPCTD						
										04-25-1980			500	14	INSPECTED						
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				28,660 SF	3.19	1.040	6	LAND	1.00	NA	1.00			0		1.000	3.32	95,200
Total Card Land Units							0.658	AC	Parcel Total Land Area:				0.6579	Total Land Value							95,200

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	87.04	
Interior Floor 2	3	HARDWOOD	RCN	256,579	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1995	
AC Type	03	FULL	Effective Year Built	2004	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	14	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	86	
Extra Kitchen St			RCNLD	220,700	
FBM Sqft	456		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		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
07	POOL A-C	OB	Outbuildi	L	26	69.00	2003	60	0.00	AV	A	1.00	1,100
22	WOOD DK			L	49	9.20	2003	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		22.49	20,508	
FFL	1ST FLOOR	912	912		112.68	102,767	
GAR	GARAGE	0	528		45.03	23,776	
PAT	PATIO	0	72		6.26	451	
SFL	2ND FLOOR	912	912		112.68	102,767	
WDK	WOOD DECK	0	400		15.78	6,310	
Ttl Gross Liv / Lease Area		1,824	3,736	2,277		256,579	

