

Property Location

103 AVERY ST

Map ID

4/ 12B/ B/ /

Bldg Name

State Use

101

Vision ID

3362

Account #

3417

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:12:29

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
COLES HARRY S COLES ELAINE S 103 AVERY ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDENTL.	101	211100	211,100												
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	95000	95,000												
		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		306,100	306,100												
GIS ID F_375493_2851698																					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
COLES HARRY S BOUSQUET PAULA + CONNORS THOMAS F +		09276	0446	10-13-1995	U	I	172,960	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		09161	0470	06-16-1995	U	I	141,750	1	2019	101	205,200	2018	101	191,300	2017	101	185,600				
		0000	0000		U		0			101	92,200		101	92,200		101	90,000				
		Total								297400		Total		283500		Total		275600			
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		NA													
NOTES																					
SUB DIV #655																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
163	06-20-1995	2	DWELLING	65,000				DWELLING	03-21-2018			333	3	MEAS+INSPCTD							
									03-31-2004			311	14	INSPECTED							
									03-17-2004			250	22	MAILER SENT							
									08-15-2003			274	2	MEASURED							
									03-04-1996			107	14	INSPECTED							
									12-12-1995			107	15	PERMIT VISIT							
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				28,198 SF	3.24	1.040	6	LAND	1.00	NA	1.00			0		1.000	3.37	95,000
Total Card Land Units							0.647	AC	Parcel Total Land Area:				0.6473	Total Land Value							95,000

Property Location 103 AVERY ST
Vision ID 3362

Account # 3417

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Bldg # 1

Bldg Name
Sec # 1 of 1

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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	6	CERAMIC TL	Adj Base Rate	87.23	
Interior Floor 2	3	HARDWOOD	RCN	245,502	
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	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	14	
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	86	
Extra Kitchen St			RCNLD	211,100	
FBM Sqft			Dep % Ovr		
FBM Quality			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		21.66	19,753	
FFL	1ST FLOOR	912	912		108.53	98,982	
GAR	GARAGE	0	528		43.37	22,901	
PAT	PATIO	0	144		5.28	760	
SFL	2ND FLOOR	950	950		108.53	103,107	
Ttl Gross Liv / Lease Area		1,862	3,446	2,262		245,502	

