

Property Location

26 JAMES ST

Map ID

4/ 45/ 7/ /

Bldg Name

State Use

101

Vision ID

3398

Account #

3453

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:18:36

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
HASTIE GLENN M 26 JAMES ST EAST LONGMEADOW MA 01028 GIS ID F_376543_2851193		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	153800	153,800												
						RES LAND	101	87000	87,000												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA				Total				240,800	240,800										
		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)													
DULUDE LINDSEY L HASTIE GLENN M FERENCE JEAN M,		22881	554	10-01-2019	Q	I	285,000	00	Year	Code	Assessed	Year	Code	Assessed							
		18095	0540	11-25-2009	U	I	195,000		2019	101	124,500	2018	101	103,300							
		05720	0495	11-27-1984	U	I	10	1		101	84,600		101	82,500							
										101	1,000		101	1,000							
		Total						209100		Total		188900		Total	187800						
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											
										240,800											
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							
89	04-08-2010	25	WINDOWS	20,000				NVC INCLUDES RE	03-22-2018			333	2	MEASURED							
									12-02-2010			317	15	PERMIT VISIT							
									02-10-2010			317	16	FIELDREV CHG							
									08-15-2006			250	22	MAILER SENT							
									04-06-2004			250	22	MAILER SENT							
									03-30-2004			316	2	MEASURED							
									04-12-1992			131	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				19,000 SF	4.64	1.040	6	LAND	0.95	NA	1.00	TOP1		0		1.000	4.58	87,000
Total Card Land Units							0.436	AC	Parcel Total Land Area:				0.4362	Total Land Value							87,000

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+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 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	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	103.09	
Interior Floor 2	4	CARPET	RCN	180,889	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1974	
AC Type	03	FULL	Effective Year Built	2003	
Bedrooms	3		Depreciation Code	VG	
Full Baths	1		Remodel Rating	04	
Half Baths	0		Year Remodeled	2017	
Extra Fixtures	0		Depreciation %	15	
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	85	
Extra Kitchen St			RCNLD	153,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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	1,008		25.69	25,896	
FFL	1ST FLOOR	1,032	1,032		128.20	132,301	
GAR	GARAGE	0	276		51.09	14,102	
WDK	WOOD DECK	0	480		17.89	8,589	
Ttl Gross Liv / Lease Area		1,032	2,796	1,411		180,889	

