

Property Location

31 JAMES ST

Map ID

4/ 58/ 3/ /

Bldg Name

State Use

101

Vision ID

3420

Account #

3475

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:22:44

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
FENTON CHRISTOPHER M						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	237500	237,500													
					RES LAND	101	91900	91,900													
					RESIDNTL.	101	300	300													
31 JAMES ST	DRAINAGE		VIEW	COMMUNITY																	
SUPPLEMENTAL DATA																					
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		329,700	329,700												
GIS ID F_376603_2851435																					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
FARBER BIANCA		22841	135	09-06-2019	Q	I	384,900	00	Year	Code	Assessed	Year	Code	Assessed							
FENTON CHRISTOPHER M		19887	0378	06-25-2013	Q	I	320,000	00	2019	101	231,200	2018	101	214,400							
THOMAS MARK D,		16640	0261	04-23-2007	U	I	339,900			101	89,100		101	86,800							
EDWARDS,RICHARD F JR		13906	0584	01-07-2004	U	I	1	1A		101	2,200		101	2,200							
EDWARDS,RICHARD F		13053	0343	03-19-2003	U	I	224,000	1													
									Total	322500	Total	305700	Total	298300							
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)					237,500						
0001						101		NA		Appraised Xf (B) Value (Bldg)					0						
									Appraised Ob (B) Value (Bldg)					300							
									Appraised Land Value (Bldg)					91,900							
									Special Land Value					0							
									Total Appraised Parcel Value					329,700							
									Valuation Method					C							
									Adjustment												
									Net Total Appraised Parcel Value					329,700							
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							
128	05-21-2007	7	REMODEL	15,000				SEE NOTES	07-19-2019			334	2	MEASURED							
76	04-22-2004	11	POOL	5,100				15` X 30` ABV GRD	08-23-2013			317	3	MEAS+INSPCTD							
211	08-18-2003	17	DECK	10,700					12-26-2007			317	15	PERMIT VISIT							
91	05-08-2003	4	ADDITION	47,000				OC 9/21/2003	08-17-2006			311	14	INSPECTED							
									12-14-2004			311	15	PERMIT VISIT							
									06-30-2004			328	16	FIELDREV CHG							
									04-06-2004			250	22	MAILER SENT							
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				19,379 SF	4.56	1.040	6	LAND	1.00	NA	1.00			0		1.000	4.74	91,900
Total Card Land Units							0.445	AC	Parcel Total Land Area: 0.4449							Total Land Value					91,900

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		AVERAGE				#Heat Sys	1.00					
Stories	2.00		2 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	3		GAMBREL								0		
Roof Cover	1		ASPHALT SH								0		
Interior Wall 1	1		DRYWALL				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate			80.33			
Interior Floor 1	3		HARDWOOD				RCN			296,867			
Interior Floor 2	4		CARPET				Net Other Adj						
Heat Fuel	2		GAS				Year Built			1974			
Heat Type	1		FORCED H/A				Effective Year Built			1998			
AC Type	03		FULL				Depreciation Code			GV			
Bedrooms	3						Remodel Rating						
Full Baths	3						Year Remodeled						
Half Baths	0						Depreciation %			20			
Extra Fixtures	2						Functional Obsol						
Total Rooms	6						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor			1			
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition			80			
Extra Kitchens	0						RCNLD			237,500			
Extra Kitchen St							Dep % Ovr						
FBM Sqft	594						Dep Ovr Comment						
FBM Quality	3						Misc Imp Ovr						
Fireplaces	2						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	64	7.48	2015	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	1,436		19.28		27,690		
CFL	CATHEDRAL CE					572	572		99.35		56,826		
FFL	1ST FLOOR					1,088	1,088		96.48		104,970		
GAR	GARAGE					0	480		38.59		18,524		
OPF	OPEN PORCH					0	28		10.34		289		
SFL	2ND FLOOR					778	778		96.48		75,061		
WDK	WOOD DECK					0	999		13.52		13,507		
Ttl Gross Liv / Lease Area						2,438	5,381	3,077			296,867		

