

Property Location 43 JAMES ST

Vision ID 3423

Account # 3478

Map ID 4/ 60/ 1/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 12/19/2019 10:23:14

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
CZELUSNIAK STEVEN E CZELUSNIAK KATIE M 43 JAMES ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	225600	225,600												
						RES LAND	101	92200	92,200												
						RESIDNTL.	101	3400	3,400												
		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_376461_2851602						Total				321,200	321,200										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CZELUSNIAK STEVEN E TENGSGREN MARK L MCGUNNIGLE TIMOTHY A +, DEANE DONAL		21690	0404	05-22-2017	Q	I	327,000	00	Year	Code	Assessed	Year	Code	Assessed							
		11176	0498	04-28-2000	U	I	185,000		2019	101	219,500	2018	101	203,200							
		6175	0302	07-31-1986	U	I	139,900			101	89,400		101	87,200							
		04158	0018	07-23-1975	U	I	0			101	3,400		101	3,400							
								Total	312300	Total	296000	Total	292000								
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									
												321,200									
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							
201801250	04-11-2018	11	POOL	3,000	05-29-2019	100	05-29-2019	REPLACE EXISTIN	05-29-2019			334	15	PERMIT VISIT							
201703115	12-19-2017	20	WOOD STOVE	2,800	05-22-2018	100	01-10-2018		05-22-2018			400	15	PERMIT VISIT							
201600470	03-04-2016	62	SOLAR	22,000	03-16-2017	100	03-16-2017		03-16-2017			317	15	PERMIT VISIT							
263	09-02-2004	4	ADDITION	95,000				SEE NOTES	11-28-2005			311	15	PERMIT VISIT							
6	01-16-2003	7	REMODEL	12,000					12-14-2004			311	15	PERMIT VISIT							
266	09-19-2002	7	REMODEL	1,000				FINISH ROOM IN B	03-29-2004			319	3	MEAS+INSPCTD							
181	07-09-2001	11	POOL	4,500					01-28-2004			296	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				20,222 SF	4.38	1.040	6	LAND	1.00	NA	1.00			0		1.000	4.56	92,200
Total Card Land Units							0.464	AC	Parcel Total Land Area: 0.4642							Total Land Value					92,200

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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	AVERAGE	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	3	GAMBREL		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	79.25	
Interior Floor 2			RCN	304,832	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1974	
AC Type	03	FULL	Effective Year Built	1992	
Bedrooms	5		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	26	
Total Rooms	9		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	74	
Extra Kitchen St			RCNLD	225,600	
FBM Sqft	907		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	2		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	24	69.00	2018	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	180	9.20	2001	70	0.00	GD	A	1.00	1,200
02	SHED/FR			L	160	7.48	2001	70	0.00	GD	G	1.25	1,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1992	74	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,296		18.73	24,270	
FFL	1ST FLOOR	1,632	1,632		93.71	152,931	
GAR	GARAGE	0	384		37.58	14,431	
OFP	OPEN PORCH	0	36		10.41	375	
SFL	2ND FLOOR	1,166	1,166		93.71	109,264	
WDK	WOOD DECK	0	272		13.09	3,561	
Ttl Gross Liv / Lease Area		2,798	4,786	3,253		304,832	

