

Property Location 255 VINELAND AV
Vision ID 3431

Account # 3486
Map ID 4/ 68/ 5/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1
State Use 101
Print Date 12/19/2019 10:24:36

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
TIRSCH LOUIS A TIRSCH LINDA A 255 VINELAND AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	285800	285,800												
						RES LAND	101	86800	86,800												
						RESIDNTL.	101	1700	1,700												
		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_376837_2851463						Total				374,300	374,300										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
TIRSCH LOUIS A RICHARD,KENNETH A RICHARD,KENNETH A RICHARD WILLIAM R + JEAN D,		16685	0096	05-14-2007	U	I	363,000	1 1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		13634	0103	09-30-2003	U	I	1		2019	101	277,800	2018	101	236,700	2017	101	226,300				
		10250	0510	04-22-1998	U	I	1		101	84,300	101	84,300	101	82,300							
		03384	0385	11-25-1968	U	I	0		101	1,700	101	1,700	101	1,700							
								Total	363800	Total	322700	Total	310300								
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								APPRAISED VALUE SUMMARY										
									Appraised BLDG. Value (Card)					285,800							
									Appraised Xf (B) Value (Bldg)					0							
									Appraised Ob (B) Value (Bldg)					1,700							
									Appraised Land Value (Bldg)					86,800							
									Special Land Value					0							
									Total Appraised Parcel Value					374,300							
									Valuation Method					C							
									Adjustment												
									Net Total Appraised Parcel Value					374,300							
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							
201902782	09-01-2019	91	INSULATION	3,800		0		OC 7/18/2005	03-19-2018			333	3	MEAS+INSPCTD							
212	06-24-2005	11	POOL	6,000					05-11-2006				311	3	MEAS+INSPCTD						
181	08-09-1998	2	DWELLING	130,000					11-28-2005				311	15	PERMIT VISIT						
									11-02-1999				247	15	PERMIT VISIT						
									12-07-1998			105	2	MEASURED							
									04-29-1980			500	3	MEAS+INSPCTD							
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				15,589 SF	5.57	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.57	86,800
Total Card Land Units							0.358	AC	Parcel Total Land Area:				0.3579	Total Land Value							86,800

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	2.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		78.97
Interior Floor 1	4	CARPET	RCN		324,716
Interior Floor 2	5	LINO/VINYL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1998
Heat Type	1	FORCED H/A	Effective Year Built		2006
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		12
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		88
Extra Kitchens	0		RCNLD		285,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	200		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	0		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
07	POOL A-C	OB	Outbuildi	L	24	69.00	2004	70	0.00	GD	A	1.00	1,200
02	SHED/FR			L	96	7.48	2004	70	0.00	GD	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,500		19.69	29,529	
CFL	CATHEDRAL CE	144	144		101.16	14,567	
FFL	1ST FLOOR	1,378	1,378		98.43	135,635	
GAR	GARAGE	0	528		39.33	20,768	
OFP	OPEN PORCH	0	168		9.96	1,673	
SFL	2ND FLOOR	1,136	1,136		98.43	111,815	
WDK	WOOD DECK	0	775		13.84	10,729	
Ttl Gross Liv / Lease Area		2,658	5,629	3,299		324,716	

