

Property Location

163 OLD FARM RD

Map ID

41/ 5/ 38/ /

Bldg Name

State Use

101

Vision ID

3533

Account #

3589

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:41:43

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
BROWN LEE C BROWN SUSAN K 163 OLD FARM RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	397200	397,200											
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	167800	167,800											
		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		565,000	565,000											
GIS ID F_384417_2845075																				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
BROWN LEE C KANE MICHAEL J WARD JOSEPH E ETAL D/B/A WARD		08214	0447	10-26-1992	U	V	70,000	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		08201	0067	10-14-1992	U	V	56,100		2019	101	385,600	2018	101	397,400	2017	101	385,300			
		06972	0245	09-22-1988	U	I	1		101	163,000	163,000	101	166,200							
		0000	0000		U		0													
								Total	548600	Total	560400	Total	551500							
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		NS												
NOTES																				
SUB DIV #594																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result						
37	03-01-1993	MN	Manual Note	260,000				DWELLING	08-14-2019			334	3	MEAS+INSPCTD						
322	11-01-1992	MN	Manual Note	12,000				FONDATION	09-21-2012			317	2	MEASURED						
									10-17-2002			274	3	MEAS+INSPCTD						
									02-10-1994			105	2	MEASURED						
									02-17-1993			131	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	RAA				40,000 SF	2.39	1.750	2	LAND	1.00	NS	1.00			0	1.000	4.18	167,200
1	101	ONE FAM	RAA				0.080 AC	7,000.00	1.000	0		1.00	NS	1.00			0	1.000	7,000.00	600
Total Card Land Units							0.998 AC	Parcel Total Land Area: 0.9983							Total Land Value					167,800

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Bldg Name
 Sec # 1 of 1

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State Use 101
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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	B+	GOOD (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	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		65.30
Interior Floor 1	4	CARPET	RCN		467,277
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1993
Heat Type	1	FORCED H/A	Effective Year Built		2003
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	2		Functional Obsol		
Total Rooms	12		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		85
Extra Kitchens	0		RCNLD		397,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,096		18.97	39,770	
FFL	1ST FLOOR	2,105	2,105		94.92	199,800	
GAR	GARAGE	0	875		37.97	33,221	
HST	HALF STORY	438	875		47.51	41,574	
OPF	OPEN PORCH	0	276		9.63	2,658	
PAT	PATIO	0	440		4.75	2,088	
SFL	2ND FLOOR	28	28		94.92	2,658	
TQS	3/4 STORY	1,533	2,044		71.19	145,508	
Ttl Gross Liv / Lease Area		4,104	8,739	4,923		467,277	

