

Property Location

38 ALBANO DR

Map ID

46/ 13/ 20/ /

Bldg Name

State Use

101

Vision ID

3664

Account #

3725

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 11:02:44

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
NIEMIEC THEODORE S JR NIEMIEC PATRICIA A 38 ALBANO DR EAST LONGMEADOW MA 01028 GIS ID F_384501_2856921		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	136100	136,100												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	64000	64,000												
										RESIDNTL.	101	6500	6,500												
		SUPPLEMENTAL DATA								Total				206,600		206,600									
		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)											
NIEMIEC THEODORE S JR 		03745 0274		11-01-1972		U		I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
												2019	101	127,800	2018	101	117,900	2017	101	115,200					
													101	62,200		101	62,200		101	59,000					
													101	6,500		101	6,500		101	6,500					
														Total		196500		Total		186600		Total		180700	
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)						136,100	
0001						101		MF										Appraised Xf (B) Value (Bldg)						0	
																		Appraised Ob (B) Value (Bldg)						6,500	
																		Appraised Land Value (Bldg)						64,000	
																		Special Land Value						0	
																		Total Appraised Parcel Value						206,600	
																		Valuation Method						C	
																		Adjustment							
																		Net Total Appraised Parcel Value						206,600	
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											
274	08-25-2010	7	REMODEL	18,750				REMODEL BATH R	07-03-2019			334	3	MEAS+INSPCTD											
270	08-15-2005	20	WOOD STOVE	3,400				PELLET STOVE	04-08-2011			317	2	MEASURED											
									12-20-2010			317	15	PERMIT VISIT											
									01-20-2006			311	15	PERMIT VISIT											
									11-14-2002			274	14	INSPECTED											
									09-18-2002			250	22	MAILER SENT											
									09-17-2002			274	2	MEASURED											
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	RA				8,663 SF	9.73	0.760	3	LAND	1.00	MF	1.00		0		1.000	7.39	64,000					
							Total Card Land Units	0.199	AC	Parcel Total Land Area: 0.1989												Total Land Value	64,000		

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	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	6	STUCCO	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	94.93	
Interior Floor 2	4	CARPET	RCN	194,499	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1950	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	136,100	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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
03	GARAGE	OB	Outbuildi	L	324	28.18	1958	50	0.00	FR	F	0.90	4,100
09	POOLA-R	OB	Outbuildi	L	240	12.08	1987	70	0.00	GD	A	1.00	2,000
22	WOOD DK			L	80	9.20	1987	60	0.00	AV	A	1.00	400
GEN	GENERATO			B		0.00	2015	70	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	898		22.25	19,983	
EFP	ENCL PORCH	0	42		34.36	1,443	
FFL	1ST FLOOR	856	856		111.02	95,029	
SFL	2ND FLOOR	685	685		111.02	76,046	
WDK	WOOD DECK	0	128		15.61	1,998	
Ttl Gross Liv / Lease Area		1,541	2,609	1,752		194,499	

