

Property Location 41 CARA LN
Vision ID 3686

Account # 3749

Map ID 46/ 35/ 12/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/19/2019 11:06:23

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
BLAIR ERIC A W 41 CARA LN EAST LONGMEADOW MA 01028 GIS ID F_384540_2857878		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	228100	228,100												
						RES LAND	101	93500	93,500												
		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#															
						Total				321,600	321,600										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
BLAIR ERIC A W ST JOHNS CONGREGATIONAL CHURCH, WESLEY,HOWARD JOHN KRUZYNSKI,WANDA M & COTE NORMAN J,		16505	0339	02-08-2007	U	I	250,000	1E	Year	Code	Assessed	Year	Code	Assessed							
		16401	0247	12-08-2006	U	I	329,900		2019	101	222,100	2018	101	208,400							
		10902	0430	08-26-1999	U	I	174,900			101	91,000		101	88,800							
		10554	0144	12-03-1998	U	V	45,000														
		08996	0371	11-18-1994	U	V	1	1B													
						Total				313100	Total	299400	Total	289400							
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int						
									APPRAISED VALUE SUMMARY												
Total			0.00																		
ASSESSING NEIGHBORHOOD									Appraised BLDG. Value (Card)					228,100							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Xf (B) Value (Bldg)					0						
0001						101		NA		Appraised Ob (B) Value (Bldg)					0						
NOTES									Appraised Land Value (Bldg)					93,500							
SUB DIV #724									Special Land Value					0							
									Total Appraised Parcel Value					321,600							
									Valuation Method					C							
									Adjustment												
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							
285	12-15-1998	2	DWELLING	80,000					07-08-2019			334	2	MEASURED							
									04-11-2011			317	2	MEASURED							
									09-18-2002			274	3	MEAS+INSPCTD							
									11-05-1999			247	15	PERMIT VISIT							
									03-23-1999			105	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				25,076 SF	3.59	1.040	6	LAND	1.00	NA	1.00			0		1.000	3.73	93,500
Total Card Land Units							0.576	AC	Parcel Total Land Area: 0.5757							Total Land Value					93,500

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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	B-	GOOD (-)	#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	8	BRICK VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		89.53
Interior Floor 1	4	CARPET	RCN		259,223
Interior Floor 2	3	HARDWOOD	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	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		12
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		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		228,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION	
Adj Base Rate	89.53
RCN	259,223
Net Other Adj	
Year Built	1998
Effective Year Built	2006
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	88
RCNLD	228,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	756		24.84	18,782	
FFL	1ST FLOOR	763	763		124.39	94,907	
GAR	GARAGE	0	538		49.71	26,743	
OPF	OPEN PORCH	0	109		12.55	1,368	
SFL	2ND FLOOR	922	922		124.39	114,685	
WDK	WOOD DECK	0	154		17.77	2,737	
Ttl Gross Liv / Lease Area		1,685	3,242	2,084		259,223	

