

Property Location 107 RIDGE RD

Vision ID 3731

Account # 3795

Map ID 47/ 36/ 65/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 12/19/2019 11:13:15

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
RADKOVETS ROMAN A RADKOVETS INNA 107 RIDGE RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	180100	180,100												
						RES LAND	101	104600	104,600												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA				Total				284,700	284,700										
GIS ID F_385274_2855743		Mailed		Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
RADKOVETS ROMAN A PEG REALTY LLC DUCHESNEAU PATRICIA DEMPSEY DOROTHY K, DEMPSEY JOHN J + DOROTHY		22018	0467	01-08-2018	U	I	100	1B	Year	Code	Assessed	Year	Code	Assessed							
		21772	0465	07-20-2017	U	I	212,000	1L	2019	101	170,100	2018	101	157,600							
		12508	0292	08-12-2002	U	I	218,500			101	101,500		101	101,500							
		07929	0323	02-05-1992	U	I	1	1A													
		02634	0435	10-02-1958	U	I	0														
								Total		271600	Total		259100	Total		255200					
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		MG		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												
									180,100												
									0												
									0												
									104,600												
									0												
									284,700												
									C												
									284,700												
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							
201802924	10-03-2018	12	REROOF	7,200	06-06-2019	100	11-28-2018		08-27-2019			334	3	MEAS+INSPCTD							
201802923	10-03-2018	62	SOLAR	41,250	06-06-2019	100	11-28-2018		06-06-2019			400	15	PERMIT VISIT							
									10-28-2011			317	2	MEASURED							
									09-05-2002			274	3	MEAS+INSPCTD							
									02-21-1992			170	3	MEAS+INSPCTD							
									01-15-1981			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	RA				18,423 SF	4.77	1.190	7	LAND	1.00	MG	1.00			0		1.000	5.68	104,600
Total Card Land Units							0.423	AC	Parcel Total Land Area: 0.4229							Total Land Value					104,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	2	HIP			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		87.53
Interior Floor 2			RCN		257,312
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1959
AC Type	03	FULL	Effective Year Built		1988
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	P	POOR	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		180,100
FBM Sqft	358		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		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
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	70	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,790		23.01	41,179
EFP	ENCL PORCH	0	228		34.31	7,822
FFL	1ST FLOOR	1,790	1,790		115.03	205,896
OPF	OPEN PORCH	0	8		14.38	115
WDK	WOOD DECK	0	144		15.98	2,301
Ttl Gross Liv / Lease Area		1,790	3,960	2,237		257,312

