

Property Location

206 MOUNTAINVIEW RD

Map ID

48/ 81/ 50/ /

Bldg Name

State Use

101

Vision ID

3869

Account #

3935

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 11:43:38

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LAVELLE JOHN M LAVELLE LOUISE J 206 MOUNTAINVIEW RD EAST LONGMEADOW MA 01028 GIS ID F_385867_2853401		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	233300	233,300												
						RES LAND	101	104700	104,700												
						RESIDNTL.	101	16300	16,300												
		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				354,300	354,300										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LAVELLE JOHN M BORGATTI,ANTHONY J BORGATTI ANTHONY J & ELEANOR R,LIFE BORGATTI ANTHONY J +, BORGATTI ANTHONY J +,		16093	0407	08-01-2006	U	I	430,000		Year	Code	Assessed	Year	Code	Assessed							
		15814	0549	04-07-2006	U	I			2019	101	227,300	2018	101	212,800							
		11291	0414	08-02-2000	U	I	1	1A		101	101,500		101	99,500							
		11291	0413	08-02-2000	U	I	1	1A		101	16,300		101	15,300							
		06220	0263	09-11-1986	U	I	1	1A	Total		345100	Total		329600							
								Total		345100	Total		329600	Total	327000						
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)				233,300							
0001						101		MG		Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				16,300							
										Appraised Land Value (Bldg)				104,700							
										Special Land Value				0							
										Total Appraised Parcel Value				354,300							
										Valuation Method				C							
										Adjustment											
										Net Total Appraised Parcel Value				354,300							
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							
160	08-01-1991	MN	Manual Note	20,000				ADDITION POOL	05-21-2018			333	3	MEAS+INSPCTD							
114	05-01-1990	MN	Manual Note	15,000					05-11-2010			317	2	MEASURED							
									09-04-2002			250	22	MAILER SENT							
									08-28-2002			274	2	MEASURED							
									07-02-1992			190	3	MEAS+INSPCTD							
								01-04-1991			105	15	PERMIT VISIT								
								11-14-1980			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	RA				18,560 SF	4.74	1.190	7	LAND	1.00	MG	1.00			0		1.000	5.64	104,700
Total Card Land Units							0.426	AC	Parcel Total Land Area:				0.4261	Total Land Value							104,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C+	AVG. (+)	#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	
Exterior Wall 2	16	STONE 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	80.70	
Interior Floor 1	4	CARPET	RCN	333,241	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1968	
Heat Type	3	FORCED H/W	Effective Year Built	1988	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %	30	
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	70	
Extra Kitchens	0		RCNLD	233,300	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1634		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1990	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	120	7.48	1990	60	0.00	AV	A	1.00	500
14	SCRN HSE			L	120	14.95	1998	70	0.00	GD	G	1.25	1,600
SHW	Solar Hot Wa			B	1	1.00	1988	70	1.00	AV	A	1.00	0
02	SHED/FR			L	216	7.48	2006	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,634		22.08	36,071	
EPF	ENCL PORCH	0	252		33.27	8,383	
FFL	1ST FLOOR	1,634	1,634		110.31	180,244	
GAR	GARAGE	0	528		44.08	23,275	
OPF	OPEN PORCH	0	56		11.82	662	
STG	STORAGE	0	30		44.12	1,324	
TQS	3/4 STORY	741	988		82.73	81,738	
WDK	WOOD DECK	0	98		15.76	1,544	
Ttl Gross Liv / Lease Area		2,375	5,220	3,021		333,241	

