

Property Location

20 POWDER HILL RD

Map ID

5/ 16/ 19/ /

Bldg Name

State Use

101

Vision ID

4042

Account #

4109

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 12:13:43

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
BRADY RICHARD J BRADY CHERI M 20 POWDER HILL RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed										
										RESIDNTL.	101	149500	149,500										
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	88400	88,400										
										RESIDNTL.	101	500	500										
		SUPPLEMENTAL DATA								Total				238,400		238,400							
GIS ID		F_377068_2850072		Mailed		Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
BRADY RICHARD J MCCANDLISH WILLIAM C		07261 03404		0220 0056		09-07-1989 02-26-1969		U U		I I		194,500 0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
												2019	101	145,300	2018	101	134,000	2017	101	137,600			
													101	85,600		101	85,600		101	83,900			
													101	500		101	500		101	500			
		Total										Total		231400		Total		220100		Total		222000	
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		3,600.00																			
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 149,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 88,400 Special Land Value 0 Total Appraised Parcel Value 238,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 238,400									
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						101		MA															
NOTES																							
EST DECK VERIFY UPON INSPECTION																							
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								
201402781	11-03-2014	5	DEMOLITION	0		100				12-13-2013			317	2	MEASURED								
										04-12-2004			319	14	INSPECTED								
										03-29-2004			316	1	LEFT NOTICE								
										07-09-1992			131	14	INSPECTED								
										04-01-1992			107	2	MEASURED								
										09-11-1990			131	2	MEASURED								
										04-28-1980			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	RB				19,506 SF	4.53	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.53	88,400		
Total Card Land Units							0.448	AC	Parcel Total Land Area:				0.4478	Total Land Value							88,400		

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			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	85.20	
Interior Floor 1	4	CARPET	RCN	237,251	
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built	1968	
Heat Type	1	FORCED H/A	Effective Year Built	1981	
AC Type	01	NONE	Depreciation Code	AG	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	37	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	63	
Extra Kitchens	0		RCNLD	149,500	
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
02	SHED/FR			L	96	7.48	2012	70	0.00	GD	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	960		19.32	18,547
FFL	1ST FLOOR	1,104	1,104		96.60	106,647
GAR	GARAGE	0	484		38.72	18,741
OPF	OPEN PORCH	0	72		9.39	676
STG	STORAGE	0	484		38.72	18,741
TQS	3/4 STORY	720	960		72.45	69,552
WDK	WOOD DECK	0	324		13.42	4,347
Ttl Gross Liv / Lease Area		1,824	4,388	2,456		237,251

