

Property Location 41 LEE ST

Vision ID 4232

Account # 4301

Map ID 53/ 4/ 45/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 12/19/2019 12:45:33

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																									
GALLAGHER COLLEEN 41 LEE ST EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																											
										RESIDNTL.		101		265700		265,700																											
										RES LAND		101		119100		119,100																											
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		1100		1,100																											
SUPPLEMENTAL DATA										Total								385,900		385,900																							
GIS ID F_385763_2845097		Mailed		Alt Prcl ID		Received		SP Permit		NIA																																	
				Chapter Land		Field 8		OC Dates		Field 9																																	
				In+Ex FY		Field 10																																					
				Assoc Pid#																																							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
GALLAGHER COLLEEN GOFF BARBARA J BAILEY KARL C JR,		22153		0090		04-30-2018		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed																	
		19403		0144		08-20-2012		U		I		325,000		00		2019		101		258,400		2018		101		268,700																	
		05961		0287		12-06-1985		U		I		62,000						101		116,300		2017		101		114,300																	
																		101		1,100				101		1,100																	
Total										375800		Total		386100		Total		377100																									
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																																											
Nbhd		Nbhd Name		B		Tracing		Batch																																			
0001						101		MG																																			
NOTES																																											
2012 ADDITION ESTIMATED. 2012 MLS																																											
71389085 LISTS 4 FULL BTH; 2ND & 3RD																																											
FLR AC ONLY. AC=50% UPDATED PRC.																																											
Adjustment																																											
Net Total Appraised Parcel Value																		385,900																									
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															
201401448		06-01-2014		54		FENCE		3,000		03-27-2015		100		03-27-2015				03-27-2015						317		15		PERMIT VISIT															
201400844		04-04-2014		42		REPAIRS		3,999		05-30-2014		100		05-30-2014		INTERIOR REPAIRS		05-30-2014						317		15		PERMIT VISIT															
379		11-20-2006		1		PORCH		13,750								8' X 48' FARMERS		02-24-2012						317		15		PERMIT VISIT															
213		07-29-2004		4		ADDITION		100,000								OC 7/11/05		01-27-2012						317		16		FIELDREV CHG															
182		07-01-2003		4		ADDITION		90,000								2ND FLOOR (CONT		09-16-2010						317		2		MEASURED															
334		12-01-1994		MN		Manual Note		8,000								ADDITION		02-22-2007						311		2		MEASURED															
211		07-01-1994		MN		Manual Note		2,500								POOL		08-18-2005						311		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								40,000 SF		2.39		1.190		7		LAND		1.00		MG		1.00		SHP3		0		TRF2		0.9		1.000		2.56		102,400	
1		101		ONE FAM		RA								3.180 AC		7,000.00		1.000		0				0.75		MG		1.00				0				1.000		5,250.00		16,700			
Total Card Land Units														4.098		AC		Parcel Total Land Area:				4.0983				Total Land Value										119,100							

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	6	SLAB	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	68.24	
Interior Floor 2	4	CARPET	RCN	345,088	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1949	
AC Type	02	PARTIAL	Effective Year Built	1995	
Bedrooms	5		Depreciation Code	GV	
Full Baths	4		Remodel Rating	04	
Half Baths	0		Year Remodeled	2004	
Extra Fixtures	0		Depreciation %	23	
Total Rooms	9		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	265,700	
FBM Sqft			Dep % Ovr		
FBM Quality			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
02	SHED/FR			L	240	7.48	1960	60	0.00	AV	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	419	1,677		21.70	36,384	
CFL	CATHEDRAL CE	130	130		89.51	11,636	
FFL	1ST FLOOR	1,729	1,729		86.84	150,140	
OFP	OPEN PORCH	0	474		8.61	4,081	
PAT	PATIO	0	1,270		4.38	5,558	
SFL	2ND FLOOR	1,547	1,547		86.84	134,336	
WDK	WOOD DECK	0	244		12.10	2,952	
Ttl Gross Liv / Lease Area		3,825	7,071	3,974		345,088	

