

Property Location

9 SOUTH MEADOW RD

Map ID

54/ 13/ 5/ /

Bldg Name

State Use

101

Vision ID

4265

Account #

4334

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 12:51:22

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
HOURIHAN JAMES M HOURIHAN LAURAA 9 SOUTH MEADOW RD EAST LONGMEADOW MA 01028 GIS ID F_387885_2843195		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed											
										RESIDNTL.	101	238000	238,000											
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	117100	117,100											
										RESIDNTL.	101	1400	1,400											
										Total		356,500	356,500											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
HOURIHAN JAMES M MCCARTHY		06141 05753		0516 0304		07-03-1986		U U		V V		36,000 70		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
						01-30-1985										2019	101	231,800	2018	101	214,500	2017	101	210,600
																101	113,500	101	113,500	101	110,900			
																101	1,400	101	1,400	101	1,400			
														Total		346700	Total	329400	Total	322900				
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)								238,000						
0001						101		NG		Appraised Xf (B) Value (Bldg)								0						
										Appraised Ob (B) Value (Bldg)								1,400						
										Appraised Land Value (Bldg)								117,100						
										Special Land Value								0						
										Total Appraised Parcel Value								356,500						
										Valuation Method								C						
										Adjustment														
										Net Total Appraised Parcel Value								356,500						
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										
292	09-10-2010	7	REMODEL	23,557				NVC KITCHEN	07-03-2018			333	3	MEAS+INSPCTD										
273	10-10-2001	1	PORCH	10,000		0		SUNROOM	12-23-2010			311	15	PERMIT VISIT										
									03-20-2009			317	2	MEASURED										
									04-25-2002			274	3	MEAS+INSPCTD										
									04-19-2002			250	22	MAILER SENT										
									02-28-2002			274	15	PERMIT VISIT										
									06-29-1992			190	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				36,138 SF	2.61	1.240	8	LAND	1.00	NG	1.00		0		1.000	3.24	117,100				
							Total Card Land Units	0.830	AC	Parcel Total Land Area: 0.8296										Total Land Value	117,100			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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	4	CARPET	Adj Base Rate		83.64
Interior Floor 2	3	HARDWOOD	RCN		293,773
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1986
AC Type	03	FULL	Effective Year Built		1999
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	1		Depreciation %		19
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		81
Extra Kitchen St			RCNLD		238,000
FBM Sqft	1022		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
07	POOL A-C	OB	Outbuildi	L	24	69.00	1995	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	70	9.20	1995	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,136		22.35	25,395	
EFB	ENCL PORCH	0	196		33.68	6,600	
FFL	1ST FLOOR	1,160	1,160		111.87	129,770	
GAR	GARAGE	0	460		44.75	20,584	
OPF	OPEN PORCH	0	132		11.02	1,454	
SFL	2ND FLOOR	960	960		111.87	107,396	
WDK	WOOD DECK	0	162		15.88	2,573	
Ttl Gross Liv / Lease Area		2,120	4,206	2,626		293,773	

