Property Location 48 GREENWICH RD | Map ID 59/ 28/ 0/ / | Bldg Name | State Use 101
Vision ID 4455 | Account # 4527 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/19/2019 1:22:55 P

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
CONDON RICHARD J				
CONDON SHMUEL J	TOPO WET	EASEMENT	TRAFFIC	CORNER
48 GREENWICH RD	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_388436_2856233

SUPPLEMENTAL DATA

Alt Prcl ID		Received	
SP Permit	HO	NIA	
Chapter Land		Field 8	
OC Dates		Field 9	
In+Ex FY		Field 10	
Mailed		Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	266900	266,900
RES LAND	101	142500	142,500
RESIDNTL.	101	14700	14,700
Total		424,100	424,100

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CONDON RICHARD J	21263	0064	07-13-2016	Q	I	404,000	00
SWORDS DANIEL J	05354	0093	12-09-1982	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2019	101	259,800	2018	101	264,400	2017	101	255,700
	101	138,500		101	138,500		101	148,500
	101	14,700		101	14,700		101	14,700
	Total	413000		Total	417600		Total	418900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	NV

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	266,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	14,700
Appraised Land Value (Bldg)	142,500
Special Land Value	0
Total Appraised Parcel Value	424,100
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	424,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201602340	08-05-2016	9	ALTERATION	5,114	04-20-2017	100	04-20-2017	2 SKYLIGHTS, LEA
201602261	08-01-2016	9	ALTERATION	5,992	04-20-2017	100	04-20-2017	ENTRY DOOR
201200395	02-08-2012	7	REMODEL	63,000				KITCHEN
105	04-22-2010	5	DEMOLITION	1,631				BARN
195	06-30-2000	7	REMODEL	20,000				TWO BTHRMS

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-22-2018			400	15	PERMIT VISIT
04-20-2017			317	15	PERMIT VISIT
01-26-2017			317	16	FIELDREV CHG
07-05-2013			317	15	PERMIT VISIT
05-25-2012			317	15	PERMIT VISIT
12-23-2010			311	15	PERMIT VISIT
09-19-2008			317	14	INSPECTED

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	1.400	9	LAND	1.00	NV	1.00			0			1.000	3.35	134,000
1	101	ONE FAM	RA				1.220	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000.00	8,500
						Total Card Land Units	2.138	AC	Parcel Total Land Area:	2.1383												Total Land Value	142,500

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Vision ID 4455 | Account # 4527 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/19/2019 1:22:56 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	8	BRICK VENR
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	1	OIL
Heat Type	3	FORCED H/W
AC Type	03	FULL
Bedrooms	3	
Full Baths	3	
Half Baths	1	
Extra Fixtures	2	
Total Rooms	8	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	V	V GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	3	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

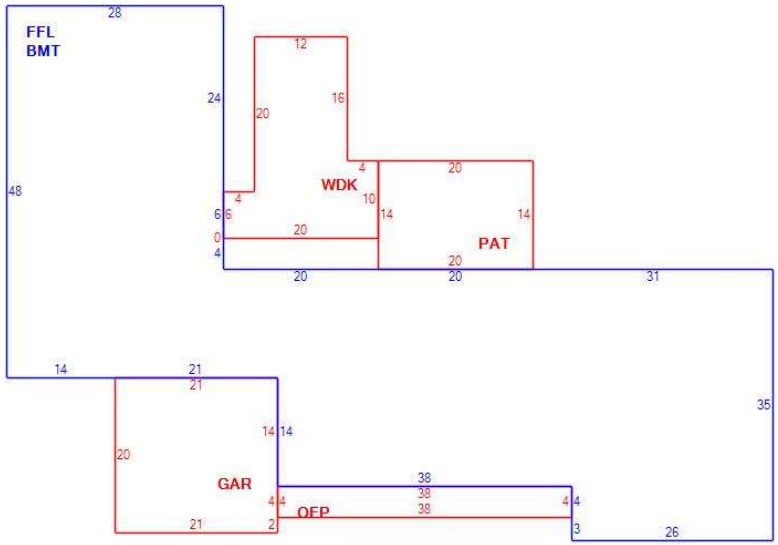
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	66.69
RCN	381,285
Net Other Adj	
Year Built	1956
Effective Year Built	1988
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	70
RCNLD	266,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
11	POOL I-V	OB	Outbuildi	L	800	29.00	1983	60	0.00	AV	A	1.00	13,900
02	SHED/FR			L	160	7.48	2010	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	3,416		17.53	59,880
FFL	1ST FLOOR	3,416	3,416		87.67	299,487
GAR	GARAGE	0	420		35.07	14,729
OFP	OPEN PORCH	0	152		8.65	1,315
PAT	PATIO	0	280		4.38	1,227
WDK	WOOD DECK	0	376		12.36	4,647
	Ttl Gross Liv / Lease Area	3,416	8,060	4,349		381,285