

Property Location

55 ALPINE AV

Map ID

15A/ 93/ D/ /

Bldg Name

State Use

101

Vision ID

544

Account #

557

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 10:02:44

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW							
OCONNOR KAREN L 55 ALPINE AVE EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed									
										RESIDNTL.		101		154900		154,900									
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		84900		84,900									
										RESIDNTL.		101		900		900									
		SUPPLEMENTAL DATA								Total		240,700		240,700											
GIS ID F_378694_2852233		Mailed		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
OCONNOR KAREN L DAILEY FRANKLYN E IV, COLANTONI,FRANK RAYDER,THERESA J RAYDER PHILIP B +,		18525 0485		11-01-2010		U I				100		1		Year		Code		Assessed		Year		Code		Assessed	
		16869 0202		08-15-2007		U I				245,000		1A		2019		101		150,600		2018		101		139,000	
		15392 0211		10-04-2005		U I				1		1				101		82,500				101		80,500	
		14067 0193		04-05-2004		U I				1		1				101		900				101		2,000	
		08122 0464		07-28-1992		U I				128,000		1		Total				234000		Total				222400	
														Total						Total				215800	
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)								154,900							
0001						101		MA		Appraised Xf (B) Value (Bldg)								0							
										Appraised Ob (B) Value (Bldg)								900							
										Appraised Land Value (Bldg)								84,900							
										Special Land Value								0							
										Total Appraised Parcel Value								240,700							
										Valuation Method								C							
										Adjustment															
										Net Total Appraised Parcel Value								240,700							
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											
201700451	02-16-2017	7	REMODEL	87,275	06-08-2017	50		KITCHEN (EST GO	06-08-2017			317	15	PERMIT VISIT											
47	04-01-1993	MN	Manual Note	1,000				SHED	10-14-2016			317	2	MEASURED											
240	11-01-1991	MN	Manual Note	80,000				DWLG	06-08-2004			319	14	INSPECTED											
233	11-01-1991	MN	Manual Note	4,000				DEMOLITION	03-18-2004			311	2	MEASURED											
									01-26-1994			105	15	PERMIT VISIT											
									03-10-1993			131	15	PERMIT VISIT											
									08-20-1992			131	2	MEASURED											
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	RC				10,500 SF	8.09	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.09	84,900				
Total Card Land Units							0.241	AC	Parcel Total Land Area:							0.2410	Total Land Value							84,900	

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State Use 101
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
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	
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	4	CARPET	Adj Base Rate	97.07	
Interior Floor 2	3	HARDWOOD	RCN	182,277	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1992	
AC Type	01	NONE	Effective Year Built	2003	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	15	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	85	
Extra Kitchen St			RCNLD	154,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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	192	7.48	1993	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	816		22.12	18,051	
FFL	1ST FLOOR	816	816		110.74	90,363	
OFF	OPEN PORCH	0	286		11.23	3,211	
TQS	3/4 STORY	612	816		83.05	67,773	
WDK	WOOD DECK	0	188		15.32	2,879	
Ttl Gross Liv / Lease Area		1,428	2,922	1,646		182,277	

