

Property Location 74 SMITH AV
Vision ID 595

Account # 611

Map ID 15C/ 16/ 248/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/18/2019 10:10:38

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW							
RUSSELL LAURAA MICHAUD STEVEN G 74 SMITH AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	134100	134,100												
						RES LAND	101	86700	86,700												
						RESIDNTL.	101	500	500												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_377297_2851810						Total		221,300	221,300												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
RUSSELL LAURAA ZNOJ RONALD E + KATHLEEN A,		10468 05905	0017 0212	09-30-1998 09-25-1985	U U	I I	126,500 95,000	1	Year	Code	Assessed	Year	Code	Assessed							
									2019	101	130,800	2018	101	120,900							
										101	84,200		101	82,100							
										101	500		101	1,800							
								Total	215500	Total	205600	Total	210900								
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int						
									APPRAISED VALUE SUMMARY												
Total			0.00																		
ASSESSING NEIGHBORHOOD									Appraised BLDG. Value (Card) 134,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 86,700 Special Land Value 0 Total Appraised Parcel Value 221,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 221,300												
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
85 SALE INCL 4A-23																					
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							
201902926	10-01-2019	17	DECK	15,000		0		REMOVE OLD 12X1	03-23-2017			317	3	MEAS+INSPCTD							
201502314	07-30-2015	91	INSULATION	3,500		0			07-19-2006			250	22	MAILER SENT							
295	10-18-2000	20	WOOD STOVE	2,300				NVC	03-18-2004			311	11	ENTRY DENIED							
96	05-01-1990	MN	Manual Note	790				SHED	01-17-2001			247	15	PERMIT VISIT							
84	04-01-1987	MN	Manual Note	1,200				AG POOL	04-01-1992			107	22	MAILER SENT							
227	01-01-1984	MN	Manual Note					WOOD STOVE	09-05-1991			131	2	MEASURED							
									01-11-1991			107	15	PERMIT VISIT							
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				15,000 SF	5.78	1.000	5	LAND	1.00	MA	1.00			0	1.000	5.78	86,700	
Total Card Land Units							0.344	AC	Parcel Total Land Area: 0.3444							Total Land Value					86,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	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		105.25
Interior Floor 1	3	HARDWOOD	RCN		191,547
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1964
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		134,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft	739		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	0		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	120	7.48	1990	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
FFL	1ST FLOOR	1,144	1,144		132.10	151,124
LLV	LOWR LEVEL	0	1,070		33.09	35,403
PAT	PATIO	0	222		6.55	1,453
WDK	WOOD DECK	0	192		18.58	3,567
Ttl Gross Liv / Lease Area		1,144	2,628	1,450		191,547

