

Property Location

86 LEE ST

Vision ID

6621

Account #

6731

Map ID

54/ 33/ 5/ /

Bldg #

1

Bldg Name

Sec # 1 of 1

Card #

1 of 1

State Use

101

Print Date

12/20/2019 7:57:44 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW															
RUSSELL JOHN J III RUSSELL REBEKAH A 86 LEE ST EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed																
										RESIDNTL.	101	236100	236,100																
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	96600	96,600																
										RESIDNTL.	101	900	900																
		SUPPLEMENTAL DATA								Total				333,600		333,600													
GIS ID		F_386704_2844031		Mailed		Alt Prcl ID SP Permit Chapter Land OC Dates 12/20/2010 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)															
RUSSELL JOHN J III TORCIA MICHAEL, GOLDSTEIN MARIE L ESTATE OF, GOLDSTEIN MARIE L LIFE EST +,		18812		0583		06-21-2011		U		I		323,500		2019 2018 Total		Assessed		Year		Code		Assessed		Year		Code		Assessed	
		18409		0557		08-06-2010		U		V		220,000				2018		101		214,600		2017		101		205,700			
		11432		0182		12-04-2000		U		I		1				101		93,900		93,900		101		92,100					
		0000		0000				U				0				101		900		900		101		900					
												1V 1A		Total		324400		Total		309400		Total		298700					
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																													
SUB DIV 967																													
BUILDING PERMIT RECORD																													
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
233		08-10-2011		10		SHED		3,465								10 X 16 PREBUILT		07-24-2019						334		2		MEASURED	
350		10-27-2010		2		DWELLING		200,000								OC 12/20/2010 45X		04-13-2012						317		15		PERMIT VISIT	
																		12-09-2010						317		15		PERMIT VISIT	
																		12-09-2010						317		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		RA				25,031 SF		3.60	1.190	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	3.86	96,600					
Total Card Land Units								0.575		AC	Parcel Total Land Area: 0.5746								Total Land Value								96,600		

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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	3	HARDWOOD	Adj Base Rate	87.50	
Interior Floor 2	4	CARPET	RCN	248,567	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2010	
AC Type	03	FULL	Effective Year Built	2013	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	5	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	95	
Extra Kitchen St			RCNLD	236,100	
FBM Sqft			Dep % Ovr		
FBM Quality			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
02	SHED/FR			L	160	7.48	2011	60	0.00	AV	G	1.25	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	832		22.14	18,421	
FFL	1ST FLOOR	832	832		110.97	92,325	
GAR	GARAGE	0	336		44.25	14,870	
SFL	2ND FLOOR	832	832		110.97	92,325	
TQS	3/4 STORY	252	336		83.23	27,964	
WDK	WOOD DECK	0	168		15.85	2,663	
Ttl Gross Liv / Lease Area		1,916	3,336	2,240		248,567	

