

Property Location

60 HELEN CR

Map ID

24/ 124/ 31/ /

Bldg Name

State Use

101

Vision ID

1341

Account #

1376

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 11:52:15

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
OLMSTEAD REALTY LLC 908 BELMONT AV SPRINGFIELD MA 01108 GIS ID F_380446_2854348		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	122100	122,100				
						RES LAND	101	84400	84,400				
						RESIDNTL.	101	4300	4,300				
		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#							
						Total				210,800	210,800		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
OLMSTEAD REALTY LLC HOUSER PETER J TR SECRETARY OF HUD JPMORGAN CHASE BANK NA LAFOND SCOTT R		21855	0240	09-13-2017	U	I	100	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		21612	0521	03-23-2017	U	I	151,001	1S	2020	101	118,900	2019	101	115,800	2018	101	111,200
		21496	0309	12-19-2016	U	I	10	1S		101	84,400		101	82,000		101	82,000
		21257	0127	07-11-2016	U	I	150,438	1L		101	4,300		101	4,300		101	4,300
		20206	0490	02-28-2014	U	I	1	1A									
								Total		207600	Total		202100	Total		197500	

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 Appraised BLDG. Value (Card) 122,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,300 Appraised Land Value (Bldg) 84,400 Special Land Value 0 Total Appraised Parcel Value 210,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 210,800									
Total			0.00															

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						101		MA	

NOTES									

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					
254	12-01-1991	MN	Manual Note	4,000				DEMOLITION DWLG	05-11-2018			333	2	MEASURED					
253	12-01-1991	MN	Manual Note	60,000					12-07-2010			317							
									03-16-2010			316	3	MEAS+INSPCTD					
									06-01-2004			319	14	INSPECTED					
									03-26-2004			250	22	MAILER SENT					
								11-13-2003			274	3	MEAS+INSPCTD						
								03-05-1993			131	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				9,000 SF	9.38	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.38	84,400		
Total Card Land Units							0.207	AC	Parcel Total Land Area: 0.2066							Total Land Value							84,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
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	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		119.21	
Interior Floor 1	4	CARPET	RCN		154,596	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1992	
Heat Type	1	FORCED H/A	Effective Year Built		1997	
AC Type	03	FULL	Depreciation Code		AG	
Bedrooms	2		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		21	
Extra Fixtures	1		Functional Obsol			
Total Rooms	4		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		79	
Extra Kitchens	0		RCNLD		122,100	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	432		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	0		Misc Imp Ovr Comment			
WS Flues			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
03	GARAGE	OB	Outbuildi	L	308	28.18	1955	50	0.00	FR	A	1.00	4,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		28.43	24,559	
EFP	ENCL PORCH	0	168		42.25	7,098	
FFL	1ST FLOOR	864	864		141.96	122,655	
OFF	OPEN PORCH	0	24		11.83	284	
Ttl Gross Liv / Lease Area		864	1,920	1,089		154,596	

