

Property Location

20 ANNE ST

Map ID

24/ 25/ 70/ /

Bldg Name

State Use

101

Vision ID

1399

Account #

1434

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:01:06

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
CHRISTENSEN MARY S 20 ANNE ST EAST LONGMEADOW MA 01028 GIS ID F_380261_2854836		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	93800	93,800				
						RES LAND	101	84300	84,300				
						RESIDNTL.	101	5200	5,200				
		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				183,300	183,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CHRISTENSEN MARY S HICKMAN ANNE M		20437	0054	09-24-2014	Q	I	174,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		02698	0493	09-01-1959	U	I	0		2020	101	88,900	2019	101	86,400	2018	101	79,800
										101	84,300		101	82,000		101	82,000
										101	5,200		101	5,200		101	5,200
								Total		178400	Total		173600	Total		167000	

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) 93,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,200 Appraised Land Value (Bldg) 84,300 Special Land Value 0 Total Appraised Parcel Value 183,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 183,300									
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				
201500027	01-09-2015	91	INSULATION	1,800		0				10-10-2014			317	2	MEASURED				
47	01-01-1982	MN	Manual Note							11-20-2003			274	3	MEAS+INSPCTD				
										08-26-1991			131	3	MEAS+INSPCTD				
										02-14-1983			500	3	MEAS+INSPCTD				

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				8,860 SF	9.52	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.52	84,300		
Total Card Land Units							0.203	AC	Parcel Total Land Area: 0.2034							Total Land Value							84,300

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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	
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	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	119.10	
Interior Floor 2	3	HARDWOOD	RCN	148,828	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1954	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	2		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	93,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			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
03	GARAGE	OB	Outbuildi	L	308	28.18	1956	60	0.00	AV	A	1.00	5,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	720		27.28	19,644	
FFL	1ST FLOOR	945	945		136.41	128,912	
OPP	OPEN PORCH	0	20		13.64	273	
Ttl Gross Liv / Lease Area		945	1,685	1,091		148,828	

