

Property Location

95 LA SALLE ST

Map ID

24/ 32/ B/ I

Bldg Name

State Use

101

Vision ID

1407

Account #

1442

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:02:11

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
GRAHAM BRUCE 287 NORTH MAIN ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	95700	95,700													
						RES LAND	101	91000	91,000													
						RESIDNTL.	101	20300	20,300													
		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#																
GIS ID F_379882_2855039						Total		207,000	207,000													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
GRAHAM BRUCE DEUTSCHE BANK NATIONAL TRUST CO TR COLE NANCY J COLBY HAROLD E JR +,		22850	75	09-12-2019	U	I	140,000	1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		22431	0210	11-02-2018	U	I	237,631	1L	2020	101	90,900	2019	101	89,000	2018	101	82,200					
		16545	0195	03-05-2007	U	I	201,500			101	91,000		101	88,300		101	88,300					
		02627	0183	08-28-1958	U	I	0			101	20,300		101	20,300		101	20,300					
		Total						202200		Total		197600		Total		190800						
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) 95,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 20,300 Appraised Land Value (Bldg) 91,000 Special Land Value 0 Total Appraised Parcel Value 207,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 207,000													
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								
257	10-15-1996	MN	Manual Note	1,400		100		SHED	12-09-2016			119	2	MEASURED								
									05-19-2004			319	14	INSPECTED								
									03-26-2004			250	22	MAILER SENT								
									11-13-2003			274	2	MEASURED								
									12-20-1996			200	15	PERMIT VISIT								
									04-27-1992			107	22	MAILER SENT								
									10-21-1991			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				27,160 SF	3.35	1.000	5	LAND	1.00	MA	1.00			0		1.000	3.35	91,000	
Total Card Land Units							0.624	AC	Parcel Total Land Area:							0.6235	Total Land Value					91,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	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	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	84.93	
Interior Floor 2			RCN	167,900	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1920	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		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	57	
Extra Kitchen St			RCNLD	95,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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	480	28.18	1940	60	0.00	AV	A	1.00	8,100
11	POOL I-V	OB	Outbuildi	L	512	29.00	1967	60	0.00	AV	A	1.00	8,900
02	SHED/FR			L	96	7.48	1996	70	0.00	GD	G	1.25	600
22	WOOD DK			L	255	9.20	1990	60	0.00	AV	A	1.00	1,400
14	SCRN HSE			L	140	14.95	1990	60	0.00	AV	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,120		19.61	21,968	
FFL	1ST FLOOR	1,488	1,488		98.07	145,932	
Ttl Gross Liv / Lease Area		1,488	2,608	1,712		167,900	

