

Property Location

57 MERRIAM ST

Map ID

25/ 138/ 4/ /

Bldg Name

State Use

101

Vision ID

1526

Account #

1561

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:19:06

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MCRAE MARY CADY BETH 57 MERRIAM ST EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	148600	148,600													
					RES LAND	101	86200	86,200													
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	4400	4,400													
SUPPLEMENTAL DATA					Total 239,200 239,200																
GIS ID F_380984_2853141		Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed		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)													
MCRAE MARY MCRAE MARY, MCRAE ELIZABETH P TRUSTEE	19751	0218	03-29-2013	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed								
	08078	0132	06-12-1992	U	I	1	1A	2020	101	140,800	2019	101	136,800								
	02345	0400	10-27-1954	U	I	0			101	86,200		101	83,700								
									101	4,400		101	4,400								
Total								231400		Total		224900									
Total								231400		Total		224900									
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										APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)											
0001						101		MA		Appraised Xf (B) Value (Bldg)											
										Appraised Ob (B) Value (Bldg)											
										Appraised Land Value (Bldg)											
										Special Land Value											
										Total Appraised Parcel Value											
										Valuation Method											
										Adjustment											
										Net Total Appraised Parcel Value											
										239,200											
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							
201602938	12-05-2016	21	SIDING	24,240	03-21-2017	100	03-21-2017	INCLUDES DOORS	03-21-2017			317	15	PERMIT VISIT							
									10-17-2014			317	3	MEAS+INSPCTD							
									10-25-2003			274	3	MEAS+INSPCTD							
									06-25-1992			131	3	MEAS+INSPCTD							
									06-23-1980			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				14,046 SF	6.14	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.14	86,200
Total Card Land Units							0.322	AC	Parcel Total Land Area:				0.3225	Total Land Value							
														86,200							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	2	PLASTER			0
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		93.09
Interior Floor 2	5	LINO/VINYL	RCN		235,929
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1946
AC Type	01	NONE	Effective Year Built		1981
Bedrooms	4		Depreciation Code		AG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		37
Total Rooms	8		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		148,600
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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	280	28.18	1955	50	0.00	FR	A	1.00	3,900
02	SHED/FR			L	112	7.48	1955	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		21.03	19,178	
FFL	1ST FLOOR	1,352	1,352		105.37	142,464	
PAT	PATIO	0	336		5.33	1,791	
TQS	3/4 STORY	684	912		79.03	72,075	
WDK	WOOD DECK	0	32		13.17	421	
Ttl Gross Liv / Lease Area		2,036	3,544	2,239		235,929	

