

Property Location

55 MAPLESHADE AV

Map ID

25/ 157/ A/ /

Bldg Name

State Use

101

Vision ID

1546

Account #

1581

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:21:53

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
TONDERA BRIAN 55 MAPLESHADE AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	88600	88,600												
						RES LAND	101	79700	79,700												
						RESIDNTL.	101	500	500												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		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#															
GIS ID F_380679_2853125						Total				168,800	168,800										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
TONDERA BRIAN HILLER SR DAVE H HEIRS & DEV		21967	0026	11-30-2017	Q	I	174,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		02926	0594	12-31-1962	U	I	0		2020	101	84,000	2019	101	82,200	2018	101	75,700				
										101	79,700		101	77,300		101	77,300				
										101	500		101	500		101	500				
		Total						Total		164200	Total		160000	Total		153500					
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) 88,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 79,700 Special Land Value 0 Total Appraised Parcel Value 168,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 168,800										
Total			2,500.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
SUB DIV 905																					
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						
201703038	12-07-2017	12	REROOF	7,000	05-22-2018	100	05-22-2018			05-22-2018			400	15	PERMIT VISIT						
201402915	12-08-2014	GEN	GENERATOR	8,000	03-20-2015	100	03-20-2015			03-20-2015			317	15	PERMIT VISIT						
										10-24-2014			317	2	MEASURED						
										10-31-2003			274	3	MEAS+INSPCTD						
										06-17-1992			107	22	MAILER SENT						
										06-26-1980			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				20,023 SF	4.42	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	3.98	79,700
Total Card Land Units							0.460	AC	Parcel Total Land Area:				0.4597	Total Land Value							79,700

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	3	MASONRY	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			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	91.19	
Interior Floor 2	2	SOFTWOOD	RCN	140,682	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1890	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
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	63	
Extra Kitchen St			RCNLD	88,600	
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
02	SHED/FR			L	112	7.48	1970	60	0.00	AV	A	1.00	500
GEN	GENERATO			B	1	0.00	1981	63	1.00	00	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	560		21.86	12,243
FFL	1ST FLOOR	600	600		109.31	65,586
OFP	OPEN PORCH	0	145		11.31	1,640
SFL	2ND FLOOR	560	560		109.31	61,214
Ttl Gross Liv / Lease Area		1,160	1,865	1,287		140,682

