

Property Location

159 NORTH MAIN ST

Map ID

25/ 174/ 2/ /

Bldg Name

State Use

101

Vision ID

1565

Account #

1600

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:24:39

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
NAPOLITANO SALVATORE NAPOLITANO LORI 159 NORTH MAIN ST EAST LONGMEADOW MA 01028 GIS ID F_380161_2852551		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	146500	146,500												
						RES LAND	101	77700	77,700												
						RESIDNTL.	101	2200	2,200												
SUPPLEMENTAL DATA						Total				226,400	226,400										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
NAPOLITANO SALVATORE NAPOLITANO,ROSA NAPOLITANO,ROSA DEETS GARY L + JULIE,		11808 0164	08-13-2001	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		11625 0154	05-04-2001	U	I	1	1A	2020	101	141,400	2019	101	122,800	2018	101	114,300					
		BK-10 0	12-05-1997	U	I	130,000			101	77,700		101	75,200		101	75,200					
		05825 0372	06-03-1985	U	I	82,400			101	2,200		101	2,900		101	2,900					
Total								221300		Total		200900		Total		192400					
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) 146,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,200 Appraised Land Value (Bldg) 77,700 Special Land Value 0 Total Appraised Parcel Value 226,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 226,400												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd	Nbhd Name		B	Tracing		Batch															
0001				101		MA															
NOTES																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
201201354	03-12-2012	91	INSULATION	1,500				NVC	08-07-2019			334	2	MEASURED							
201200455	02-17-2012	12	REROOF	9,000				W/DECK	06-08-2012			317	15	PERMIT VISIT							
175	06-21-2000	11	POOL	500					06-08-2012			317	15	PERMIT VISIT							
									10-31-2003			274	2	MEASURED							
									01-18-2001			247	15	PERMIT VISIT							
									07-23-1998			232	3	MEAS+INSPCTD							
									07-02-1992			131	14	INSPECTED							
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				13,800 SF	6.25	1.000	5	LAND	1.00	MA	1.00			0 TRF3	0.9	1.000	5.63	77,700
Total Card Land Units							0.317	AC	Parcel Total Land Area:				0.3168	Total Land Value							77,700

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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	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		94.01
Interior Floor 1	3	HARDWOOD	RCN		252,528
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1950
Heat Type	3	FORCED H/W	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		5
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		58
Extra Kitchens	1		RCNLD		146,500
Extra Kitchen St	F	FAIR	Dep % Ovr		
FBM Sqft	888		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		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
02	SHED/FR			L	70	7.48	1955	50	0.00	FR	A	1.00	300
22	WOOD DK			L	336	9.20	1985	60	0.00	AV	A	1.00	1,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,110		23.26	25,823	
EFB	ENCL PORCH	0	110		34.90	3,839	
FFL	1ST FLOOR	1,110	1,110		116.32	129,114	
GAR	GARAGE	0	704		46.59	32,802	
HST	HALF STORY	475	950		58.16	55,251	
WDK	WOOD DECK	0	352		16.19	5,700	
Ttl Gross Liv / Lease Area		1,585	4,336	2,171		252,528	

