

Property Location

44 MAPLESHADE AV

Map ID

25/ 47/ 0/ /

Bldg Name

State Use

101

Vision ID

1650

Account #

1685

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:39:02

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
PAVLAK ERIC F PAVLAK JEANNINE 44 MAPLESHADE AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	210700	210,700		
						RES LAND	101	82800	82,800		
						RESIDNTL.	101	26900	26,900		
		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_380431_2853380						Total				320,400	320,400

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PAVLAK ERIC F MCEWEN,JEFFREY L BOUFFARD JAMES F + MARY D, DAVIDSON GORDON M +		17618	0044	01-21-2009	U	I	298,360	1I	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		14857	0554	03-03-2005	U	I	360,000		2020	101	199,900	2019	101	194,500	2018	101	180,100
		09096	0341	03-31-1995	U	I	150,000			101	82,800		101	80,400		101	80,400
		02876	0169	05-07-1962	U	I	0			101	26,900		101	26,900		101	26,900
		Total						309600		Total		301800		Total		287400	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 210,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 26,900 Appraised Land Value (Bldg) 82,800 Special Land Value 0 Total Appraised Parcel Value 320,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 320,400									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
Total			0.00														

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	B	Tracing	Batch	
0001			101	MA	

NOTES									
AC=50%									

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
201303028	11-14-2013	12	REROOF	8,625	05-07-2014	100	05-07-2014	FRONT ONLY	05-07-2014			105	15	PERMIT VISIT
125	05-13-2010	11	POOL	40,000				16` X 42` INGROUN	12-17-2010			317	15	PERMIT VISIT
60	04-02-2009	7	REMODEL	20,000				FINISH BMT	12-22-2009			317	15	PERMIT VISIT
188	07-02-2002	7	REMODEL	20,000				NEW KTCHN;CAB,F	05-10-2004			318	14	INSPECTED
223	09-05-1996	12	REROOF	3,800		0		REROOF	03-24-2004			250	22	MAILER SENT
61	01-01-1984	MN	Manual Note					GAR	01-30-2004			311	15	PERMIT VISIT
60A	01-01-1984	MN	Manual Note					DEMOLITION	10-28-2003			274	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				30,118 SF	3.06	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	2.75	82,800	
Total Card Land Units							0.691	AC	Parcel Total Land Area: 0.6914							Total Land Value							82,800

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	6	STUCCO	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		86.07
Interior Floor 1	4	CARPET	RCN		300,998
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1910
Heat Type	5	STEAM	Effective Year Built		1988
AC Type	02	PARTIAL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		210,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1116		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
03	GARAGE	OB	Outbuildi	L	624	28.18	1984	50	0.00	FR	A	1.00	8,800
11	POOL I-V	OB	Outbuildi	L	844	29.00	2010	70	0.00	GD	A	1.00	17,100
19	PATIO			L	288	5.75	2006	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,488		20.15	29,989	
FFL	1ST FLOOR	1,529	1,529		100.63	153,870	
OFF	OPEN PORCH	0	342		10.00	3,422	
STG	STORAGE	0	36		39.14	1,409	
TQS	3/4 STORY	1,116	1,488		75.48	112,308	
Ttl Gross Liv / Lease Area		2,645	4,883	2,991		300,998	

