

Property Location

69 MAPLEHURST AV

Map ID

14A/ 82/ C/ /

Bldg Name

State Use

101

Vision ID

361

Account #

370

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 9:33:13 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LUU QUANG TRAN GIANG 69 MAPLEHURST AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	67100	67,100												
						RES LAND	101	84800	84,800												
						RESIDNTL.	101	4300	4,300												
		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_377395_2853078						Total				156,200	156,200										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LUU QUANG MARUCA LENA M WILSON CHARLES R, HEIRS & DEVISEES O BECHARD JOSEPH D, GRAVINI ALDO + DENISE H		21427	0309	10-31-2016	Q	I	138,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		15607	0531	12-28-2005	U	I	150,000	1	2020	101	64,700	2019	101	62,900	2018	101	59,100				
		11145	0263	03-31-2000	U	I	104,000			101	84,800		101	82,300		101	82,300				
		09969	0508	08-21-1997	U	I	89,000			101	4,300		101	4,300		101	4,300				
		03555	0224	12-15-1970	U	I	0		Total		153800	Total		149500	Total		145700				
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) 67,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,300 Appraised Land Value (Bldg) 84,800 Special Land Value 0 Total Appraised Parcel Value 156,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 156,200												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
14A-77-LOTS 234-236 ADDED FY1999 PER 97DEED BK 9969PAGE 508 HIGHLANDVIEW AVENUE-SUB DIV 1002																					
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						
										01-23-2017			317	16	FIELDREV CHG						
										05-06-2005			311	3	MEAS+INSPCTD						
										04-11-1992			170	3	MEAS+INSPCTD						
										04-01-1992			107	22	MAILER SENT						
										10-12-1990			131	2	MEASURED						
										06-27-1980			500	14	INSPECTED						
										06-23-1980			500	11	ENTRY DENIED						
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				10,001 SF	8.48	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.48	84,800
Total Card Land Units							0.230	AC	Parcel Total Land Area:				0.2296	Total Land Value							84,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C-	AVG. (-)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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	8	PLYWD PANL	Adj Base Rate		122.38
Interior Floor 1	5	LINO/VINYL	RCN		129,035
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1969
Heat Type	1	FORCED H/A	Effective Year Built		1970
AC Type	01	NONE	Depreciation Code		FA
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		48
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		52
Extra Kitchens	0		RCNLD		67,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			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
03	GARAGE	OB	Outbuildi	L	308	28.18	1969	50	0.00	FR	A	1.00	4,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	860		25.01	21,506	
FFL	1ST FLOOR	860	860		125.03	107,529	
Ttl Gross Liv / Lease Area		860	1,720	1,032		129,035	

