

Property Location 41 CARA LN
 Vision ID 3686

Account # 3749

Map ID 46/ 35/ 12/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11-03-2020 5:42:15 P

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
BLAIR ERIC A W 41 CARA LN EAST LONGMEADOW MA 01028 GIS ID F_384540_2857878		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDENTL.	101	237400	237,400												
						RES LAND	101	93500	93,500												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA				Total				330,900	330,900										
		Alt Prcl ID SP Permit 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)													
BLAIR ERIC A W ST JOHNS CONGREGATIONAL CHURCH, WESLEY, HOWARD JOHN KRZYNSKI, WANDA M & COTE NORMAN J,		16505	0339	02-08-2007	U	I	250,000	1E	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		16401	0247	12-08-2006	U	I	329,900		2020	101	228,100	2019	101	222,100	2018	101	208,400				
		10902	0430	08-26-1999	U	I	174,900			101	93,500		101	91,000		101	91,000				
		10554	0144	12-03-1998	U	V	45,000														
		08996	0371	11-18-1994	U	V	1	1B	Total		321600	Total		313100	Total		299400				
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																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		NA													
NOTES																					
SUB DIV #724																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
285	12-15-1998	2	DWELLING	80,000					07-08-2019			334	2	MEASURED							
									04-11-2011			317	2	MEASURED							
									09-18-2002			274	3	MEAS+INSPCTD							
									11-05-1999			247	15	PERMIT VISIT							
									03-23-1999			105	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	RA				25,076 SF	3.59	1.040	6	LAND	1.00	NA	1.00			0		1.000	3.73	93,500
Total Card Land Units							0.576	AC	Parcel Total Land Area: 0.5757							Total Land Value					93,500

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	2	HIP			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	95.24	
Interior Floor 2	3	HARDWOOD	RCN	272,907	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1998	
AC Type	03	FULL	Effective Year Built	2005	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	13	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	87	
Extra Kitchen St			RCNLD	237,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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		

MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION	
Adj Base Rate	95.24
RCN	272,907
Net Other Adj	
Year Built	1998
Effective Year Built	2005
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	87
RCNLD	237,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	756		26.16	19,774	
FFL	1ST FLOOR	763	763		130.95	99,918	
GAR	GARAGE	0	538		52.33	28,155	
OPF	OPEN PORCH	0	109		13.22	1,440	
SFL	2ND FLOOR	922	922		130.95	120,739	
WDK	WOOD DECK	0	154		18.71	2,881	
Ttl Gross Liv / Lease Area		1,685	3,242	2,084		272,907	

