

Property Location

427 CHESTNUT ST

Vision ID

5039

Account #

5116

Map ID

7/ 40/ 4/ /

Bldg #

1

Bldg Name

Sec # 1 of 1

Card #

1 of 1

State Use

101

Print Date

11-04-2020 8:18:09 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
LABROAD ALAN C LABROAD PEGGY J 427 CHESTNUT ST EAST LONGMEADOW MA 01028 GIS ID F_376377_2846891		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed										
										RESIDNTL.	101	100300	100,300										
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	79500	79,500										
										RESIDNTL.	101	2700	2,700										
		SUPPLEMENTAL DATA								Total				182,500		182,500							
		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)									
LABROAD ALAN C		17402 LC		03-05-1976		U		I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
														2020	101	95,200	2019	101	92,600	2018	101	85,700	
															101	79,500		101	77,000		101	77,000	
															101	2,700		101	2,700		101	2,700	
												Total		177400		Total		172300		Total		165400	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRaised VALUE SUMMARY Appraised BLDG. Value (Card)100,300 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)2,700 Appraised Land Value (Bldg)79,500 Special Land Value0 Total Appraised Parcel Value182,500 Valuation MethodC Adjustment Net Total Appraised Parcel Value182,500											
Year	Code	Description		Amount		Code	Description		YEAR	Amount												Comm Int	
		Total		0.00																			
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						101		MA															
NOTES																							
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								
201302906	10-23-2013	21	SIDING	11,600	04-23-2014	100	04-23-2014			04-23-2014			105	15	PERMIT VISIT								
										05-14-2004			319	14	INSPECTED								
										04-05-2004			250	22	MAILER SENT								
										03-24-2004			317	2	MEASURED								
										07-14-1992			131	14	INSPECTED								
										04-01-1992			107	22	MAILER SENT								
										09-20-1990			131	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	RB				19,100 SF	4.62	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	4.16	79,500		
Total Card Land Units							0.438	AC	Parcel Total Land Area:				0.4385				Total Land Value					79,500	

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	AVERAGE	#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	
Roof Structure	1	GABLE		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	111.87	
Interior Floor 2	3	HARDWOOD	RCN	176,028	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1967	
AC Type	03	FULL	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	5		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	57	
Extra Kitchen St			RCNLD	100,300	
FBM Sqft	535		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
07	POOL A-C	OB	Outbuildi	L	24	69.00	2002	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	160	9.20	2002	70	0.00	GD	A	1.00	1,000
22	WOOD DK			L	84	9.20	2002	70	0.00	GD	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,070		26.16	27,987	
CPT	CARPORT	0	312		12.99	4,054	
FFL	1ST FLOOR	1,070	1,070		130.78	139,933	
PAT	PATIO	0	387		6.42	2,485	
WDK	WOOD DECK	0	84		18.68	1,569	
Ttl Gross Liv / Lease Area		1,070	2,923	1,346		176,028	

