

Property Location

45 CLARESIDE DR

Map ID

76/ 9/ 16/ /

Bldg Name

State Use

101

Vision ID

5462

Account #

5540

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 9:23:40 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LINCOLN RICHARD H HEIRS + DEV 45 CLARESIDE DR EAST LONGMEADOW MA 01028	TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
					RESIDNTL.	101	190300	190,300													
					RES LAND	101	107800	107,800													
					RESIDNTL.	101	2600	2,600													
SUPPLEMENTAL DATA					Total				300,700	300,700											
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_391712_2847768																					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LINCOLN RICHARD H HEIRS + DEV OF LINCOLN RICHARD H		22971 03393	535 0425	11-26-2019 01-03-1969	U U	I I	1 0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
								2020	101	180,700	2019	101	175,800	2018	101	181,000					
									101	107,800		101	104,600		101	104,600					
									101	2,600		101	2,600		101	2,600					
		Total						291100		Total		283000		Total		288200					
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									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 190,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,600 Appraised Land Value (Bldg) 107,800 Special Land Value 0 Total Appraised Parcel Value 300,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 300,700												
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MG													
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							
127	06-01-1990	MN	Manual Note	200				DEMO POOL ADDITION	04-12-2018			333	2	MEASURED							
284	09-01-1987	MN	Manual Note	45,000					06-15-2006			311	2	MEASURED							
									12-21-1999			247	3	MEAS+INSPCTD							
									03-18-1992			131	3	MEAS+INSPCTD							
									01-09-1991			105	15	PERMIT VISIT							
								07-18-1990			105	14	INSPECTED								
								07-17-1989			150	15	PERMIT VISIT								
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				26,410 SF	3.43	1.190	7	LAND	1.00	MG	1.00			0		1.000	4.08	107,800
Total Card Land Units							0.606	AC	Parcel Total Land Area:				0.6063	Total Land Value							107,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
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	2	CLAPBOARD	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	3	HARDWOOD	Adj Base Rate	86.25	
Interior Floor 2			RCN	302,088	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1960	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	190,300	
FBM Sqft	772		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	2		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		

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	140	7.48	1968	60	0.00	AV	A	1.00	600
06	CARPORT			L	420	8.63	2000	60	0.00	AV	F	0.90	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,544		20.40	31,493	
FFL	1ST FLOOR	1,624	1,624		101.92	165,516	
GAR	GARAGE	0	672		40.80	27,416	
OPF	OPEN PORCH	0	40		10.19	408	
TQS	3/4 STORY	720	960		76.44	73,382	
WDK	WOOD DECK	0	272		14.24	3,873	
Ttl Gross Liv / Lease Area		2,344	5,112	2,964		302,088	

