

Property Location

81 EVERGREEN DR

Map ID

84/ 13/ 14/ /

Bldg Name

State Use

101

Vision ID

5710

Account #

5792

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 10:03:15

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
WOLOHAN JAMES T 81 EVERGREEN DR EAST LONGMEADOW MA 01028 GIS ID F_392215_2857388		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		275700		275,700																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		113900		113,900																							
										RESIDNTL.		101		800		800																							
		SUPPLEMENTAL DATA								Total		390,400		390,400																									
		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)																									
WOLOHAN JAMES T		22794		424		08-07-2019		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed													
WOLOHAN JAMES T		21181		0003		05-17-2016		Q		I		345,000		00		2020		101		267,900		2019		101		260,800													
MULLIGAN JOSEPH J		12502		0105		08-13-2002		U		I		301,000						101		113,900				101		110,600													
INGERSON ROBERT J +,		08231		0301		11-06-1992		U		I		191,050						101		800				101		800													
SNOWCREST DEVELOPMENT GRO		08132		0415		08-06-1992		U		V		65,000						101						101		800													
		Total												Total		382600		Total		372200		Total		353100															
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		NG																															
NOTES																																							
SUB DIV #659 - 33.41' EMERGENCY ACCESS																																							
AND UTILITIES EASEMENT RUNNING ALONG																																							
NORTHERLY SIDE OF LOT #14,NO																																							
BLDG,PLANTINGS OR OTHER THING SHALL BE																																							
PLACED WITHIN THIS EASEMENT-SEE DEED																																							
(BK 12502,PG 105)																																							
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											
185		07-01-1993		MN		Manual Note		1,500								DECK		01-26-2017						317		16		FIELDREV CHG											
208		08-01-1992		MN		Manual Note		90,000								DWELLING		09-21-2005						311		2		MEASURED											
																		12-09-1999						247		3		MEAS+INSPCTD											
																		02-13-1995						107		15		PERMIT VISIT											
																		04-06-1994						107		15		PERMIT VISIT											
																		02-09-1993						131		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								30,044 SF		3.06		1.240		8		LAND		1.00		NG		1.00				0		1.000		3.79		113,900	
Total Card Land Units														0.690		AC		Parcel Total Land Area:				0.6897				Total Land Value										113,900			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	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		87.55
Interior Floor 2	3	HARDWOOD	RCN		332,117
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1992
AC Type	03	FULL	Effective Year Built		2001
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		17
Total Rooms	7		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		83
Extra Kitchen St			RCNLD		275,700
FBM Sqft	560		Dep % Ovr		
FBM Quality	1		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		

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	120	7.48	1998	70	0.00	GD	G	1.25	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,120		23.77	26,617	
FFL	1ST FLOOR	1,134	1,134		118.83	134,748	
GAR	GARAGE	0	576		47.45	27,330	
HST	HALF STORY	288	576		59.41	34,222	
OPF	OPEN PORCH	0	200		11.88	2,377	
TQS	3/4 STORY	840	1,120		89.12	99,813	
WDK	WOOD DECK	0	418		16.77	7,011	
Ttl Gross Liv / Lease Area		2,262	5,144	2,795		332,117	

