

Property Location

56 HOLLAND DR

Map ID

85/ 41/ 14/ /

Bldg Name

State Use

101

Vision ID

5779

Account #

5861

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 10:14:05

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
ZUBENKO PETER J ZUBENKO DINA 56 HOLLAND DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	204600	204,600												
						RES LAND	101	85100	85,100												
						RESIDNTL.	101	1000	1,000												
		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_392737_2855658						Total				290,700	290,700										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
ZUBENKO PETER J FEDERAL HOME LOAN, DEMPSEY DONALD R +,		12127	0427	01-25-2002	U	I	95,000	1S	Year	Code	Assessed	Year	Code	Assessed							
		11668	0510	05-31-2001	U	I	94,752	1L	2020	101	199,200	2019	101	193,800							
		03986	0217	06-14-1974	U	I	0		101	85,100		101	82,700								
								101	1,000		101	1,000									
		Total						285300		Total		277500		Total	262400						
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) 204,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,000 Appraised Land Value (Bldg) 85,100 Special Land Value 0 Total Appraised Parcel Value 290,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 290,700												
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							
205	07-23-2004	17	DECK	10,000				OC 7/22/2004	05-03-2018			333	2	MEASURED							
195	07-10-2002	4	ADDITION	70,000					09-29-2005				311	14	INSPECTED						
									09-08-2005				311	2	MEASURED						
									01-14-2005				311	15	PERMIT VISIT						
									02-12-2004				311	15	PERMIT VISIT						
									03-06-2003				274	15	PERMIT VISIT						
								01-18-2000				250	22	MAILER SENT							
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				11,057 SF	7.7	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.7	85,100
Total Card Land Units							0.254	AC	Parcel Total Land Area:				0.2538	Total Land Value							85,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#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			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	88.28	
Interior Floor 2	3	HARDWOOD	RCN	276,435	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1977	
AC Type	03	FULL	Effective Year Built	1992	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	26	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	74	
Extra Kitchen St			RCNLD	204,600	
FBM Sqft	738		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		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	96	7.48	2013	60	0.00	AV	A	1.00	400
02	SHED/FR			L	144	7.48	2015	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,344		20.47	27,511	
CPT	CARPORT	0	384		10.12	3,886	
FFL	1ST FLOOR	984	984		102.27	100,633	
OPF	OPEN PORCH	0	88		10.46	920	
SFL	2ND FLOOR	1,344	1,344		102.27	137,450	
WDK	WOOD DECK	0	424		14.23	6,034	
Ttl Gross Liv / Lease Area		2,328	4,568	2,703		276,435	

