

Property Location 50 ROLLINS DR
Vision ID 6174

Account # 6257
Map ID 75/ 38/ 5/ /
Bldg # 1

Bldg Name
Sec # 1 of 1
Card # 1 of 1

State Use 101
Print Date 11-04-2020 11:17:43

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
MAHER SEAN P MAHER SHARON L 50 ROLLINS DRIVE EAST LONGMEADOW MA 01028 GIS ID F_390265_2849024		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	371300	371,300											
						RES LAND	101	136700	136,700											
						RESIDNTL.	101	1300	1,300											
		DRAINAGE		VIEW	COMMUNITY															
		SUPPLEMENTAL DATA				Total				509,300	509,300									
		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)												
MAHER SEAN P BAXTER SHARON L, BAXTER MICHAEL L, CLAIRE & ASSOC INC THREE R,CONSTRUCTION INC		18959	0440	10-19-2011	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		16664	0589	05-04-2007	U	I	1	1	2020	101	356,600	2019	101	347,300	2018	101	334,000			
		11631	0560	05-09-2001	U	I	218,400			101	136,700		101	132,700		101	132,700			
		11215	0016	06-01-2000	U	I	100	1		101	1,300		101	1,300		101	1,300			
		10315	0242	06-05-1998	U	V	165,000	1												
								Total		494600	Total		481300	Total		468000				
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		NV												
NOTES																				
SUB DIV #823																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result						
201502404	08-12-2015	91	INSULATION	3,755		0			06-25-2018			333	3	MEAS+INSPCTD						
164	07-03-2003	10	SHED	2,000					06-22-2006			311	2	MEASURED						
160	06-24-2001	17	DECK	3,000					02-10-2004			311	11	ENTRY DENIED						
92	05-24-1999	2	DWELLING	241,000					02-20-2003			274	15	PERMIT VISIT						
									03-08-2002			250	22	MAILER SENT						
									03-07-2002			274	15	PERMIT VISIT						
									01-23-2001			247	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	RAA				40,000 SF	2.39	1.400	9	LAND	1.00	NV	1.00			0	1.000	3.35	134,000
1	101	ONE FAM	RAA				0.390 AC	7,000	1.000	0		1.00	NV	1.00			0	1.000	7,000	2,700
Total Card Land Units							1.308 AC	Parcel Total Land Area: 1.3083							Total Land Value					136,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
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	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		74.88
Interior Floor 1	4	CARPET	RCN		399,292
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1999
Heat Type	1	FORCED H/A	Effective Year Built		2011
AC Type	03	FULL	Depreciation Code		VG
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		7
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition		93
Extra Kitchens	0		RCNLD		371,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	800		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	240	7.48	2003	70	0.00	GD	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,653		20.76	34,311	
FFL	1ST FLOOR	1,653	1,653		103.66	171,347	
GAR	GARAGE	0	604		41.53	25,085	
OFP	OPEN PORCH	0	121		10.28	1,244	
TQS	3/4 STORY	1,529	2,039		77.73	158,494	
WDK	WOOD DECK	0	608		14.49	8,811	
Ttl Gross Liv / Lease Area		3,182	6,678	3,852		399,292	

