

Property Location

31 ROLLINS DR

Map ID

75/ 41/ 8/ /

Bldg Name

State Use

101

Vision ID

6177

Account #

6260

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 11:18:10

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
STURM JEFFREY W STURM CHRISTINA M 31 ROLLINS DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	353700	353,700												
						RES LAND	101	135200	135,200												
						RESIDNTL.	101	16200	16,200												
		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_390691_2849312						Total				505,100	505,100										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
STURM JEFFREY W TOSONI ANTHONY C CLAIRE & ASSOCIATES INC THREE R,CONSTRUCTION INC ROLLINS,ROBERT H		21771	0171	07-19-2017	Q	I	495,000	00	Year	Code	Assessed	Year	Code	Assessed							
		11728	0217	06-29-2001	U	I	316,000	1	2020	101	344,100	2019	101	334,800							
		11215	0016	06-01-2000	U	V	100	1		101	135,200		101	131,200							
		10315	0242	06-05-1998	U	V	165,000	1		101	16,200		101	16,200							
		BK49	0	08-27-1980	U	V	0														
								Total	495500	Total	482200	Total	473100								
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												
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)					353,700						
0001						101		NV		Appraised Xf (B) Value (Bldg)					0						
										Appraised Ob (B) Value (Bldg)					16,200						
										Appraised Land Value (Bldg)					135,200						
										Special Land Value					0						
										Total Appraised Parcel Value					505,100						
										Valuation Method					C						
										Adjustment											
										Net Total Appraised Parcel Value					505,100						
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							
202000004	01-02-2020	91	INSULATION	3,740		0			05-24-2019			334	15	PERMIT VISIT							
201802639	08-20-2018	17	DECK	25,000	05-24-2019	100	05-24-2019	ADD TO EXISTING	06-25-2018			333	2	MEASURED							
183	07-10-2001	11	POOL	16,000					06-22-2006			311	2	MEASURED							
235	08-17-2000	2	DWELLING	316,000					04-09-2002			274	14	INSPECTED							
									03-22-2002			250	22	MAILER SENT							
									03-07-2002			274	15	PERMIT VISIT							
									05-10-2001			247	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	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				0.170 AC	7,000	1.000	0		1.00	NV	1.00			0		1.000	7,000	1,200
Total Card Land Units							1.088 AC	Parcel Total Land Area: 1.0883							Total Land Value					135,200	

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	4	CARPET
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	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	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		79.27
Interior Floor 1	4	CARPET	RCN		401,876
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2000
Heat Type	1	FORCED H/A	Effective Year Built		2006
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	2		Depreciation %		12
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	V	VERY GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		88
Extra Kitchens	0		RCNLD		353,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1291		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	800	29.00	2001	70	0.00	GD	A	1.00	16,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,614		22.47	36,259	
CFL	CATHEDRAL CE	432	432		115.63	49,954	
FFL	1ST FLOOR	1,182	1,182		112.26	132,686	
GAR	GARAGE	0	576		44.82	25,819	
OPF	OPEN PORCH	0	18		12.47	225	
SFL	2ND FLOOR	1,113	1,113		112.26	124,941	
STG	STORAGE	0	576		44.82	25,819	
WDK	WOOD DECK	0	390		15.83	6,174	
Ttl Gross Liv / Lease Area		2,727	5,901	3,580		401,876	

