

Property Location

43 POWDER HILL RD

Map ID

16/ 21/ 23/ /

Bldg Name

State Use

101

Vision ID

742

Account #

764

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:27:55

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
AHERN PATRICIA A 43 POWDER HILL RD EAST LONGMEADOW MA 01028 GIS ID F_377226_2850534		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		119600		119,600																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		86600		86,600																							
										RESIDNTL.		101		600		600																							
SUPPLEMENTAL DATA										Total								206,800		206,800																			
Alt Prcl ID		SP Permit		Chapter Land		OC Dates		In+Ex FY		Received		NIA		Field 8		Field 9		Field 10		Assoc Pid#																			
Mailed																																							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
AHERN PATRICIA A AHERN CLIFFORD P +, LUCHINI RICHARD A		14391		0412		08-04-2004		U		I		1		1		Year		Code		Assessed		Year		Code		Assessed													
		7146		0130		04-21-1989		U		I		152,500				2020		101		115,700		2019		101		112,700													
		03752		0066		11-21-1972		U		I		0						101		86,600		2018		101		106,600													
																		101		600				101		84,100													
Total																202900		Total		197400		Total		191300															
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)								119,600																					
0001						101		MA		Appraised Xf (B) Value (Bldg)								0																					
										Appraised Ob (B) Value (Bldg)								600																					
										Appraised Land Value (Bldg)								86,600																					
										Special Land Value								0																					
										Total Appraised Parcel Value								206,800																					
										Valuation Method								C																					
										Adjustment																													
										Net Total Appraised Parcel Value								206,800																					
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											
62		04-05-2001		21		SIDING		4,700								NVC		02-10-2017						119		1		LEFT NOTICE											
88		04-01-1990		MN		Manual Note		800								POOL+DECK		04-01-2004						250		22		MAILER SENT											
																		02-17-2004						311		2		MEASURED											
																		02-07-2002						274		15		PERMIT VISIT											
																		04-27-1992						107		22		MAILER SENT											
																		07-01-1991						131		2		MEASURED											
																		01-11-1991						107		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		RB								15,016 SF		5.77		1.000		5		LAND		1.00		MA		1.00				0		1.000		5.77		86,600	
Total Card Land Units										0.345		AC		Parcel Total Land Area:		0.3447		Total Land Value										86,600											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			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		102.87
Interior Floor 1	4	CARPET	RCN		209,764
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1969
Heat Type	1	FORCED H/A	Effective Year Built		1975
AC Type	03	FULL	Depreciation Code		AV
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		119,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	672		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	96	7.48	2003	70	0.00	GD	G	1.25	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		25.21	24,204	
FFL	1ST FLOOR	960	960		126.06	121,018	
HST	HALF STORY	480	960		63.03	60,509	
PAT	PATIO	0	192		6.57	1,261	
WDK	WOOD DECK	0	159		17.44	2,773	
Ttl Gross Liv / Lease Area		1,440	3,231	1,664		209,764	

