Property Location 25 MERRIAM ST | Map ID 25/ 145/ 9/ / | Bldg Name | State Use 101
Vision ID 1533 | Account # 1568 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/3/2021 3:49:27 PM

| CURRENT OWNER | TOPO TYPE | UTILITY | STREET | LOCATION |
|---|---|---|---|---|
| GARCEAU TIMOTHY J | | | | |
| GARCEAU BRIDGET E | TOPO WET | EASEMENT | TRAFFIC | CORNER |
| 25 MERRIAM ST | DRAINAGE | | VIEW | COMMUNITY |
| EAST LONGMEADOW MA 01028 | | | | |

GIS ID F_381055_2852651

**SUPPLEMENTAL DATA**

| | |
|---|---|
| Alt Prcl ID | Received |
| SP Permit | NIA |
| Chapter Land | Field 8 |
| OC Dates | Field 9 |
| In+Ex FY | Field 10 |
| Mailed | Assoc Pid# |

**CURRENT ASSESSMENT**

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RESIDNTL. | 101 | 125400 | 125,400 |
| RES LAND | 101 | 91600 | 91,600 |
| | Total | 217,000 | 217,000 |

1006

EAST LONGMEADOW

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| GARCEAU TIMOTHY J | 19406 | 0094 | 08-21-2012 | U | I | 137,000 | 1 |
| DUBISH JENNIFER D, | 15958 | 0002 | 06-06-2006 | U | I | 214,000 | |
| NEILD,TRICIA L | 11551 | 0189 | 03-22-2001 | U | I | 120,000 | |
| ODATO ETHEL L,HEIRS & DEVISEES OF | 03529 | 0002 | 08-21-1970 | U | I | 0 | |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2021 | 101 | 120,000 | 2020 | 101 | 113,400 | 2019 | 101 | 110,400 |
| | 101 | 84,800 | | 101 | 84,800 | | 101 | 82,300 |
| | Total | 204,800 | | Total | 198,200 | | Total | 192,700 |

**EXEMPTIONS**

| Year | Code | Description | Amount |
|---|---|---|---|
| | | Total | 0.00 |

**OTHER ASSESSMENTS**

| Code | Description | YEAR | Amount | Comm Int |
|---|---|---|---|---|
| | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

**ASSESSING NEIGHBORHOOD**

| Nbhd | Nbhd Name | B | Tracing | Batch |
|---|---|---|---|---|
| 0001 | | | 101 | MA |

**NOTES**

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised BLDG. Value (Card) | 125,400 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 91,600 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 217,000 |
| Valuation Method | C |
| Adjustment | |
| Net Total Appraised Parcel Value | 217,000 |

**BUILDING PERMIT RECORD**

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|
| 64 | 04-01-1990 | MN | Manual Note | 1,500 | | | | DECK |

**VISIT / CHANGE HISTORY**

| Date | Type | Is | Id | Cd | Purpose/Result |
|---|---|---|---|---|---|
| 08-16-2019 | | | 334 | 3 | MEAS+INSPCTD |
| 09-14-2012 | | | 317 | 3 | MEAS+INSPCTD |
| 05-19-2004 | | | 318 | 14 | INSPECTED |
| 03-24-2004 | | | 250 | 22 | MAILER SENT |
| 10-24-2003 | | | 274 | 2 | MEASURED |
| 06-19-1992 | | | 131 | 3 | MEAS+INSPCTD |
| 01-17-1991 | | | 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 | RC | | | | 10,033 | SF | 9.13 | 1.000 | 5 | LAND | 1.00 | MA | 1.00 | | | 0 | | | 1.000 | 9.13 | 91,600 |
| | | | | | | Total Card Land Units | 0.23 | AC | Parcel Total Land Area: | 0.23 | | | | | | | | | | | | Total Land Value | 91,600 |

Property Location 25 MERRIAM ST | Map ID 25/ 145/ 9/ / | Bldg Name | State Use 101
Vision ID 1533 | Account # 1568 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/3/2021 3:49:27 PM

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style | 05 | CAPE |
| Model | 01 | RESIDENTIAL |
| Grade | C | AVERAGE |
| Stories | 1.75 | 1 3/4 STORIES |
| Foundation | 2 | CONC BLOCK |
| Exterior Wall 1 | 3 | ALUMINUM |
| Exterior Wall 2 | | |
| Roof Structure | 1 | GABLE |
| Roof Cover | 1 | ASPHALT SH |
| Interior Wall 1 | 2 | PLASTER |
| Interior Wall 2 | | |
| Interior Floor 1 | 4 | CARPET |
| Interior Floor 2 | 3 | HARDWOOD |
| Heat Fuel | 2 | GAS |
| Heat Type | 5 | STEAM |
| AC Type | 01 | NONE |
| Bedrooms | 4 | |
| Full Baths | 1 | |
| Half Baths | 0 | |
| Extra Fixtures | 0 | |
| Total Rooms | 7 | |
| Bath Style | A | AVERAGE |
| Half Bath Style | | |
| Kitchens | 1 | |
| Kitchen Style | A | AVERAGE |
| Extra Kitchens | 0 | |
| Extra Kitchen St | | |
| FBM Sqft | | |
| FBM Quality | | |
| Fireplaces | 1 | |
| WS Flues | | |
| Central Vac | 0 | NO |
| Frame | 1 | WOOD |

## CONSTRUCTION DETAIL (CONTINUED)

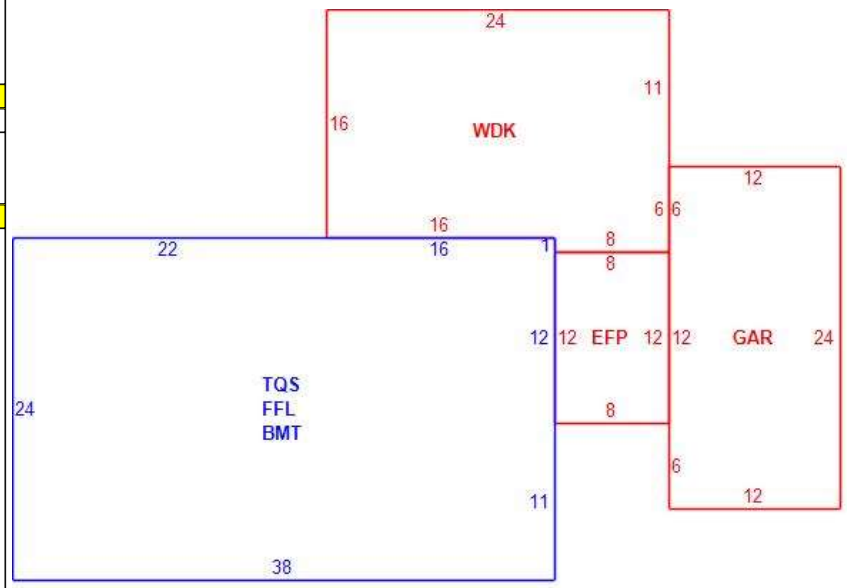
| Element | Cd | Description |
|---|---|---|
| Basement Floor | 12 | CONCRETE |
| Bsmt Garage | | |
| #Heat Sys | 1.00 | |
| Units | 1 | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |
| | | 0 |
| | | 0 |

## COST / MARKET VALUATION

| | |
|---|---|
| Adj Base Rate | 101.71 |
| RCN | 220,081 |
| Net Other Adj | |
| Year Built | 1948 |
| Effective Year Built | 1975 |
| Depreciation Code | AV |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 43 |
| Functional Obsol | |
| External Obsol | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Condition | 57 |
| RCNLD | 125,400 |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## BUILDING SUB-AREA SUMMARY SECTION

| Subarea | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BMT | BASEMENT | 0 | 912 | | 22.22 | 20,260 |
| EFP | ENCL PORCH | 0 | 96 | | 33.63 | 3,228 |
| FFL | 1ST FLOOR | 912 | 912 | | 111.32 | 101,524 |
| GAR | GARAGE | 0 | 288 | | 44.45 | 12,802 |
| TQS | 3/4 STORY | 684 | 912 | | 83.49 | 76,143 |
| WDK | WOOD DECK | 0 | 392 | | 15.62 | 6,123 |
| | Ttl Gross Liv / Lease Area | 1,596 | 3,512 | 1,977 | | 220,081 |