Property Location 73 NEWBURY AV | Map ID 15B/ 41/ C/ / | Bldg Name | State Use 101
Vision ID 6634 | Account # 6745 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/9/2021 8:37:35 AM

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
VILLENEUVE RONALD G LE				
VILLENEUVE MARIE T LE	TOPO WET	EASEMENT	TRAFFIC	CORNER
73 NEWBURY AV	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_378882_2852580

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	223200	223,200
RES LAND	101	69900	69,900
	Total	293,100	293,100

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
VILLENEUVE RONALD G LE	22242	0081	06-29-2018	U	I	100	1A
VILLENEUVE RONALD G	15816	0480	04-10-2006	U	V	100	1A
VILLENEUVE ROBERT J,	09784	0577	03-03-1997	U	I	1	1A
VILLENEUVE CONSTANCE C HE	00000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2021	101	213,900	2020	101	205,000	2019	101	199,100
	101	64,700		101	64,700		101	62,800
	Total	278,600		Total	269,700		Total	261,900

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

SUB DIV 976

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	223,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	69,900
Special Land Value	0
Total Appraised Parcel Value	293,100
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	293,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
143	05-01-2006	2	DWELLING	130,000				OC 5/23/2007

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
03-28-2019			400	3	MEAS+INSPCTD
06-14-2007			311	14	INSPECTED
03-29-2007			311	14	INSPECTED
03-23-2007			311	15	PERMIT VISIT
03-23-2007			311	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	RC				13,890	SF	6.71	1.000	5	LAND	0.75	MA	1.00	WET3		0			1.000	5.03	69,900
						Total Card Land Units	0.32	AC	Parcel Total Land Area:	0.32												Total Land Value	69,900

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Vision ID 6634 | Account # 6745 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/9/2021 8:37:36 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	2	HIP
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2		
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	2	
Full Baths	2	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	5	
Bath Style	G	GOOD
Half Bath Style		
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	0	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

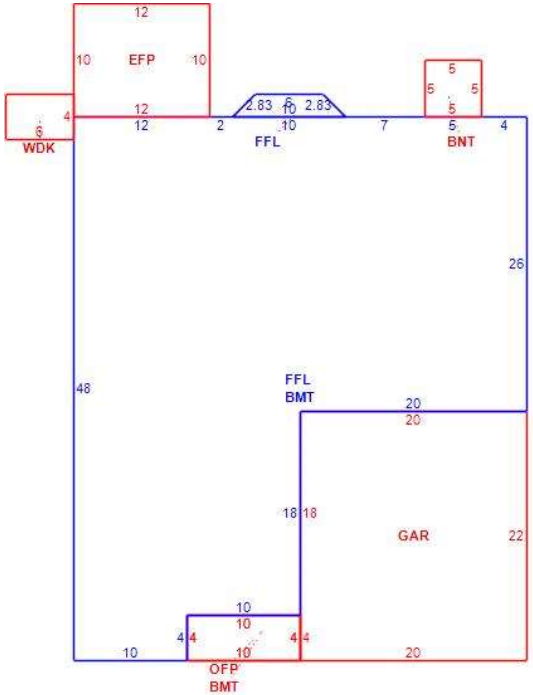
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	98.74
RCN	242,620
Net Other Adj	
Year Built	2006
Effective Year Built	2010
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	8
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	92
RCNLD	223,200
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	1,480		24.61	36,418
BNT	BSMT ENTRY	0	25		4.92	123
EFP	ENCL PORCH	0	120		36.91	4,429
FFL	1ST FLOOR	1,456	1,456		123.03	179,135
GAR	GARAGE	0	440		49.21	21,654
OFP	OPEN PORCH	0	40		12.30	492
WDK	WOOD DECK	0	24		15.38	369
	Ttl Gross Liv / Lease Area	1,456	3,585	1,972		242,620