

Property Location

96 THOMPCKINS AV

Map ID

12B/ 34/ 88/ /

Bldg Name

State Use

101

Vision ID

173

Account #

177

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:41:49

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
RIVARD ALLISON G 96 THOMPCKINS AV EAST LONGMEADOW MA 01028 GIS ID F_379189_2856586		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		159000		159,000																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		100700		100,700																							
		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#				Total								259,700		259,700																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
RIVARD ALLISON G POOLE THOMAS M ANZALOTTI DOMINICK A				22648 0068		05-01-2019		Q		I		227,000		00		Year		Code		Assessed		Year		Code		Assessed													
				08138 0317		08-13-1992		U		I		140,000				2022		101		143,100		2021		101		137,100		2020		101		132,000							
				04605 0099		06-12-1978		U		I		0						101		91,500				101		84,800		101		84,800									
																Total		234,600		Total		221,900		Total		216,800													
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				Tracing		Batch		Appraised BLDG. Value (Card)														159,000															
0001						101		MA		Appraised Xf (B) Value (Bldg)														0															
																		Appraised Ob (B) Value (Bldg)														0							
																		Appraised Land Value (Bldg)														100,700							
																		Special Land Value														0							
																		Total Appraised Parcel Value														259,700							
																		Valuation Method														C							
																		Adjustment																					
																		Net Total Appraised Parcel Value														259,700							
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											
202000480		02-10-2020		91		INSULATION		5,231				0				POOL		12-22-2016						317		2		MEASURED											
127		05-31-1995		MN		Manual Note		4,100										05-18-2004						319		14		INSPECTED											
																		04-05-2004						250		22		MAILER SENT											
																		03-24-2004						316		2		MEASURED											
																		12-13-1995						107		15		PERMIT VISIT											
																		05-13-1980						500		3		MEAS+INSPCTD											
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								10,000 SF		10.07		1.000		5		LAND		1.00		MA		1.00				0		1.000		10.07		100,700	
Total Card Land Units														0.23		AC		Parcel Total Land Area:				0.23				Total Land Value										100,700			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#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	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	114.68	
Interior Floor 2	3	HARDWOOD	RCN	252,429	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1970	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	159,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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	864		25.83	22,315	
FFL	1ST FLOOR	984	984		128.99	126,924	
GAR	GARAGE	0	308		51.51	15,865	
TQS	3/4 STORY	648	864		96.74	83,584	
WDK	WOOD DECK	0	144		25.98	3,741	
Ttl Gross Liv / Lease Area		1,632	3,164			252,429	

