

Property Location

95 THOMPkins AV

Map ID

12B/ 41/ A/ /

Bldg Name

State Use

101

Vision ID

181

Account #

185

Bldg #

1

Sec #

1

of

1

Card #

1

of

1

Print Date

12/12/2022 11:43:02

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
RAY HOWARD RAY KELLYE 95 THOMPkins AV EAST LONGMEADOW MA 01028 GIS ID F_379362_2856609		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	215500	215,500												
						RES LAND	101	102900	102,900												
						RESIDNTL.	101	700	700												
		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#															
						Total 319,100 319,100															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
RAY HOWARD SULLIVAN JOHN F, SULLIVAN MARY G		13585	0002	09-15-2003	U	I	247,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		09948	0317	07-31-1997	U	I	96,500		2022	101	174,200	2021	101	167,300	2020	101	159,100				
		03464	0580	10-17-1969	U	I	0		101	93,600	101	86,700	101	86,700							
		101	700	101	700	101	700														
		Total						268,500		Total		254,700		Total		246,500					
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 BLDG. Value (Card) 215,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 102,900 Special Land Value 0 Total Appraised Parcel Value 319,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 319,100												
Nbhd	Nbhd Name		Tracing		Batch																
0001			101		MA																
NOTES																					
SUB DIV#912																					
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							
201203321	10-19-2012	12	REROOF	8,190				NVC	11-29-2021			334	2	MEASURED							
70	04-01-1992	MN	Manual Note	7,500				FIN BMT	06-04-2013			105	13	MISSED APPT							
									06-04-2013			105	15	PERMIT VISIT							
									04-08-2004			319	14	INSPECTED							
									04-05-2004			AO	22	MAILER SENT							
									03-24-2004			316	2	MEASURED							
									02-25-1993			131	14	INSPECTED							
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				15,000 SF	6.86	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.86	102,900
Total Card Land Units							0.34	AC	Parcel Total Land Area: 0.34							Total Land Value					102,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
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	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		103.25
Interior Floor 1	4	CARPET	RCN		342,129
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1960
Heat Type	3	FORCED H/W	Effective Year Built		1984
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		37
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	2		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		215,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	959		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	64	7.48	1975	60	0.00	AV	A	1.00	300
22	WOOD DK			L	63	9.20	1990	70	0.00	GD	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,278		24.47	31,269	
EFB	ENCL PORCH	0	180		61.07	10,993	
FFL	1ST FLOOR	1,278	1,278		122.15	156,102	
GAR	GARAGE	0	480		48.86	23,452	
HST	HALF STORY	132	264		61.07	16,123	
PAT	PATIO	0	120		6.11	733	
TQS	3/4 STORY	761	1,014		91.67	92,953	
WDK	WOOD DECK	0	431		24.37	10,504	
Ttl Gross Liv / Lease Area		2,171	5,045			342,129	

