

Property Location

55 THOMPkins AV

Map ID

12B/ 48/ 13/ /

Bldg Name

State Use

101

Vision ID

188

Account #

192

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:43:56

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LABRIE DAVID E LABRIE NANCY H 55 THOMPkins AV EAST LONGMEADOW MA 01028 GIS ID F_379449_2856116		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	218700	218,700												
						RES LAND	101	104500	104,500												
						RESIDNTL.	101	900	900												
		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				324,100	324,100										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LABRIE DAVID E		04673	0119	10-13-1978	U	I	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
								2022	101	193,500	2021	101	185,200	2020	101	175,100					
								101	95,100	101	87,900	101	87,900								
								101	900	101	900										
						Total		289,500		Total		274,000		Total		263,900					
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)							218,700						
0001				101		MA		Appraised Xf (B) Value (Bldg)							0						
NOTES NO HEAT UPSTAIRS								Appraised Ob (B) Value (Bldg)							900						
								Appraised Land Value (Bldg)							104,500						
								Special Land Value							0						
								Total Appraised Parcel Value							324,100						
								Valuation Method							C						
								Adjustment													
								Net Total Appraised Parcel Value							324,100						
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							
201701677	06-06-2017	91	INSULATION	3,640		0			04-06-2015			317	15	PERMIT VISIT							
201402189	07-24-2014	1	PORCH	20,100	04-06-2015	100	04-06-2015	16 X 16 SUNROOM	05-21-2004			319	14	INSPECTED							
41	03-01-1988	MN	Manual Note	35,000				FGR + RM	04-06-2004			250	22	MAILER SENT							
									04-01-2004			316	2	MEASURED							
									04-20-1992			131	3	MEAS+INSPCTD							
									04-01-1992			107	22	MAILER SENT							
									09-28-1990			131	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				18,500 SF	5.65	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.65	104,500
Total Card Land Units							0.42	AC	Parcel Total Land Area: 0.42							Total Land Value					104,500

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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	103.50	
Interior Floor 1	4	CARPET	RCN	312,399	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built	1940	
Heat Type	1	FORCED H/A	Effective Year Built	1991	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	30	
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	70	
Extra Kitchens	0		RCNLD	218,700	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		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	1970	60	0.00	AV	A	1.00	400
02	SHED/FR			L	96	7.48	2014	70	0.00	GD	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,148		22.56	25,902	
EFP	ENCL PORCH	0	249		56.53	14,077	
FFL	1ST FLOOR	1,284	1,284		112.62	144,600	
GAR	GARAGE	0	576		44.97	25,902	
OPF	OPEN PORCH	0	32		10.56	338	
TQS	3/4 STORY	861	1,148		84.46	96,963	
WDK	WOOD DECK	0	207		22.31	4,617	
Ttl Gross Liv / Lease Area		2,145	4,644			312,399	

