

Property Location

45 THOMPkins AV

Map ID

12B/ 49/ 11/ /

Bldg Name

State Use

101

Vision ID

189

Account #

193

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:44:04

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW																									
JOHNSON RONNIE D JOHNSON KATHERINE W 45 THOMPkins AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed																										
						RESIDNTL.	101	126900	126,900																										
						RES LAND	101	100300	100,300																										
						RESIDNTL.	101	300	300																										
		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#																													
GIS ID F_379416_2856009						Total				227,500	227,500																								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																											
JOHNSON RONNIE D TOWER HOWARD L JR + DELVINA LE,EXMA TOWER,HOWARD L JR RAMEY ROBERT H, RAMEY ROBERT + ROBINA J,		19329	0256	06-29-2012	U	I	140,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																		
		11330	0435	09-08-2000	U	I	1	1A	2022	101	112,900	2021	101	107,900	2020	101	102,000																		
		11307	0104	08-18-2000	U	I	115,000	1		101	91,200		101	84,400		101	84,400																		
		10865	0122	07-28-1999	U	I	1	1A		101	300		101	300		101	300																		
		01908	0568	12-01-1947	U	I	0		Total		204,400	Total		192,600	Total		186,700																		
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																																			
Nbhd		Nbhd Name		Tracing		Batch																													
0001				101		MA																													
NOTES																																			
																		Appraised BLDG. Value (Card)										126,900							
																		Appraised Xf (B) Value (Bldg)										0							
																		Appraised Ob (B) Value (Bldg)										300							
Appraised Land Value (Bldg)										100,300																									
Special Land Value										0																									
Total Appraised Parcel Value										227,500																									
Valuation Method										C																									
Adjustment																																			
Net Total Appraised Parcel Value										227,500																									
BUILDING PERMIT RECORD																																			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result																					
202102534	08-09-2021	12	REROOF	18,511	06-13-2022	100	09-08-2021		12-22-2016			317	2	MEASURED																					
									04-29-2004			317	14	INSPECTED																					
									04-05-2004			250	22	MAILER SENT																					
									03-24-2004			316	2	MEASURED																					
									04-10-1992			170	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				9,000 SF	11.14	1.000	5	LAND	1.00	MA	1.00			0		1.000	11.14	100,300														
Total Card Land Units							0.21	AC	Parcel Total Land Area: 0.21							Total Land Value							100,300												

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	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	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	3	HARDWOOD	Adj Base Rate	119.70	
Interior Floor 2	4	CARPET	RCN	222,581	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1948	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		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	57	
Extra Kitchen St			RCNLD	126,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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
02	SHED/FR			L	88	7.48	1970	50	0.00	FR	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	904		25.76	23,287	
EFB	ENCL PORCH	0	126		64.33	8,106	
FFL	1ST FLOOR	904	904		128.66	116,308	
GAR	GARAGE	0	288		51.37	14,796	
HST	HALF STORY	452	904		64.33	58,154	
OPF	OPEN PORCH	0	112		12.64	1,415	
PAT	PATIO	0	84		6.13	515	
Ttl Gross Liv / Lease Area		1,356	3,322			222,581	

