

Property Location

62 TUFTS ST

Vision ID

2568

Account #

2614

Map ID

3/ 24/ 1A/ /

Bldg #

1

Bldg Name

Sec # 1 of 1

Card #

1 of 1

State Use

101

Print Date

12/12/2022 5:18:19 P

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
ANOWUO NANA 62 TUFTS ST EAST LONGMEADOW MA 01028 GIS ID F_374382_2853363		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		276200		276,200																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		76500		76,500																							
										RESIDNTL.		101		900		900																							
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#				Total								353,600		353,600																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
ANOWUO NANA FEDERAL NATIONAL MORTGAGE ASSOCIA WHEELER KYLE J C & M BUILDERS AND REAL ESTATE LLC CAPUA,CARMINE		24313 0255		12-17-2021		U I				370,000		1L		Year		Code		Assessed		Year		Code		Assessed															
		23411 0234		09-10-2020		U I				215,500		1L		2022		101		252,800		2021		101		239,100															
		16536 0110		02-28-2007		Q I				259,000		00				101		69,500				101		64,400															
		15893 0202		05-12-2006		U I				1		1B				101		900				101		900															
15621 0441		01-04-2006		U I				185,000		1																													
Total										323,200		Total		304,400		Total		294,700																					
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										Appraised BLDG. Value (Card) 276,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 900 Appraised Land Value (Bldg) 76,500 Special Land Value 0 Total Appraised Parcel Value 353,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 353,600																													
Nbhd		Nbhd Name		Tracing		Batch																																	
0001				101		MF																																	
NOTES																																							
SUB DIV 984																																							
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											
21		01-27-2006		4		ADDITION		58,000								22` X 19`		03-14-2018						333		2		MEASURED											
																		01-18-2008						317		15		PERMIT VISIT											
																		11-30-2006						311		15		PERMIT VISIT											
																		10-02-2006						250		22		MAILER SENT											
																		04-05-2004						316		1		LEFT NOTICE											
																		05-20-1992						131		14		INSPECTED											
																		08-09-1990						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								10,000 SF		10.07		0.760		3		LAND		1.00		MF		1.00				0		1.000		7.65		76,500	
Total Card Land Units														0.23		AC		Parcel Total Land Area:				0.23				Total Land Value										76,500			

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+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
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	111.34	
Interior Floor 2	4	CARPET	RCN	303,467	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2006	
AC Type	03	FULL	Effective Year Built	2012	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating	03	
Half Baths			Year Remodeled	2021	
Extra Fixtures	0		Depreciation %	9	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	91	
Extra Kitchen St			RCNLD	276,200	
FBM Sqft	582		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		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
19	PATIO			L	182	5.75	2006	70	0.00	GD	G	1.25	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	832		28.21	23,474	
FFL	1ST FLOOR	832	832		141.41	117,654	
GAR	GARAGE	0	456		56.44	25,737	
TQS	3/4 STORY	966	1,288		106.06	136,603	
Ttl Gross Liv / Lease Area		1,798	3,408			303,467	

