

Property Location

21 CHANNING RD

Map ID

3/ 35/ 61/ /

Bldg Name

State Use

101

Vision ID

2581

Account #

2627

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 5:20:22 P

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
OCONNOR GINA 21 CHANNING RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	192300	192,300												
						RES LAND	101	111600	111,600												
						RESIDNTL.	101	100	100												
		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_374721_2853180						Total				304,000	304,000										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
OCONNOR GINA SECRETARY OF HOUSING AND URBAN DE CLEARY BRIAN + JUNE R CLEARY BRIAN ,		24745	0498	09-29-2022	Q	I	285,000	00	Year	Code	Assessed	Year	Code	Assessed							
		23989	0488	07-09-2021	U	I	139,425	1L	2022	101	174,200	2021	101	167,400							
		19107	0112	02-03-2012	U	I	10	1A		101	100,500		101	93,200							
		05458	0528	06-30-1983	U	I	650	1		101	100		101	100							
		Total						274,800		Total		260,700		Total	254,500						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int						
											APPRAISED VALUE SUMMARY										
									Appraised BLDG. Value (Card)					192,300							
									Appraised Xf (B) Value (Bldg)					0							
									Appraised Ob (B) Value (Bldg)					100							
									Appraised Land Value (Bldg)					111,600							
									Special Land Value					0							
									Total Appraised Parcel Value					304,000							
									Valuation Method					C							
									Adjustment												
									Net Total Appraised Parcel Value					304,000							
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							
303	12-01-1989	MN	Manual Note	105,000				DWLG	03-06-2018			333	2	MEASURED							
									04-06-2004			316	3	MEAS+INSPCTD							
									01-07-1991			107	15	PERMIT VISIT							
									01-23-1990			105	15	PERMIT VISIT							
									06-05-1980			500	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				23,000 SF	4.62	1.050	6	LAND	1.00	NA	1.00			0		1.000	4.85	111,600
Total Card Land Units							0.53	AC	Parcel Total Land Area:				0.53	Total Land Value							111,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	6	STUCCO	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	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		117.61
Interior Floor 1	3	HARDWOOD	RCN		234,572
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1990
Heat Type	3	FORCED H/W	Effective Year Built		2003
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		82
Extra Kitchens	0		RCNLD		192,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	924		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
01	SHED/MTL			L	40	5.18	1990	60	0.00	AV	A	1.00	100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,232		28.06	34,574	
FFL	1ST FLOOR	1,237	1,237		140.55	173,856	
GAR	GARAGE	0	396		56.08	22,206	
WDK	WOOD DECK	0	140		28.11	3,935	
Ttl Gross Liv / Lease Area		1,237	3,005			234,572	

