

Property Location

287 NORTH MAIN ST

Map ID

14/ 19/ 0/ /

Bldg Name

State Use

101

Vision ID

259

Account #

266

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:53:20

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
GRAHAM BRUCE 301 NORTH MAIN ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	165700	165,700													
						RES LAND	101	93100	93,100													
						RESIDNTL.	101	200	200													
		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_379080_2854091						Total		259,000	259,000													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
GRAHAM BRUCE		21848	0099	09-07-2017	U	I	1	1J	Year	Code	Assessed	Year	Code	Assessed								
GRAHAM BRUCE		21848	0097	09-07-2017	U	I	90,000	1I	2022	101	146,700	2021	101	140,600								
STAPLES CHRISTOPHER A		18814	0309	06-22-2011	U	I	1	1A		101	84,600		101	78,300								
STAPLES CHRISTOPHER A,		18781	0209	05-18-2011	U	I	158,000			101	200		101	200								
TWOHIG MARY K HEIRS + DEV OF,C/O TW		03373	0178	10-14-1968	U	I	0															
								Total	231,500	Total	219,100	Total	211,600									
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) 165,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 200 Appraised Land Value (Bldg) 93,100 Special Land Value 0 Total Appraised Parcel Value 259,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 259,000													
Total			0.00																			
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		Tracing		Batch																
0001				101		MA																
NOTES																						
FY2012 SUB 1072 PARCELA - BOOK PLANS 359-61																						
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								
201801143	04-05-2018	3	GARAGE	31,000	06-29-2018	100		24X30	06-29-2018			400	15	PERMIT VISIT								
201702794	10-24-2017	7	REMODEL	15,000	02-27-2018	100	02-27-2018	INT & EXT SIDING	02-27-2018			333	15	PERMIT VISIT								
201201449	03-27-2012	91	INSULATION	840					06-15-2012			317	15	PERMIT VISIT								
294	12-13-1999	12	REROOF	6,700				NVC	04-20-2004			317	14	INSPECTED								
									04-02-2004			250	22	MAILER SENT								
									03-22-2004			317	2	MEASURED								
									01-24-2000			247	15	PERMIT VISIT								
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				16,088 SF	6.43	1.000	5	LAND	1.00	MA	1.00			0	TRF3	0.9	1.000	5.79	93,100
Total Card Land Units							0.37	AC	Parcel Total Land Area: 0.37							Total Land Value					93,100	

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	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		92.21
Interior Floor 2	4	CARPET	RCN		212,386
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built		1890
AC Type	01	NONE	Effective Year Built		2004
Bedrooms	3		Depreciation Code		VG
Full Baths	2		Remodel Rating		03
Half Baths	0		Year Remodeled		2017
Extra Fixtures	0		Depreciation %		17
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		5
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		78
Extra Kitchen St			RCNLD		165,700
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	48	7.48	1960	60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	824		20.95	17,263	
EFP	ENCL PORCH	0	85		52.93	4,499	
FFL	1ST FLOOR	944	944		104.62	98,765	
GAR	GARAGE	0	720		41.85	30,132	
OFP	OPEN PORCH	0	48		10.90	523	
SFL	2ND FLOOR	585	585		104.62	61,205	
Ttl Gross Liv / Lease Area		1,529	3,206			212,386	

