

Property Location

291 NORTH MAIN ST

Map ID

14/ 20/ 0/ /

Bldg Name

State Use

101

Vision ID

261

Account #

268

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:53:29

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW																									
SIBILIA REGINA 291 NORTH MAIN ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed																										
						RESIDNTL.	101	119900	119,900																										
						RES LAND	101	89700	89,700																										
						RESIDNTL.	101	4200	4,200																										
		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_379025_2854152						Total 213,800 213,800																													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																											
SIBILIA REGINA WANG MENG LAI TWOHIG,MARY K HEIRS & DEV OF		23833	0346	04-20-2021	Q	I	225,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																		
		17339	0496	06-10-2008	U	I	149,000	1	2022	101	107,200	2021	101	102,700	2020	101	87,200																		
		03746	0292	11-03-1972	U	I	0		101	81,500		101	75,500		101	75,500																			
									101	4,200		101	4,200		101	4,200																			
		Total						Total		192,900		Total		182,400		Total 166,900																			
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																																			
Nbhd		Nbhd Name		Tracing		Batch																													
0001				101		MA																													
NOTES																																			
																		Appraised BLDG. Value (Card)										119,900							
																		Appraised Xf (B) Value (Bldg)										0							
																		Appraised Ob (B) Value (Bldg)										4,200							
Appraised Land Value (Bldg)										89,700																									
Special Land Value										0																									
Total Appraised Parcel Value										213,800																									
Valuation Method										C																									
Adjustment																																			
Net Total Appraised Parcel Value										213,800																									
BUILDING PERMIT RECORD																																			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result																					
202201855	05-25-2022	12	REROOF	8,700		0			06-01-2020			400	15	PERMIT VISIT																					
202103140	11-03-2021	91	INSULATION	5,452		0			02-24-2017			119	3	MEAS+INSPCTD																					
201902679	08-14-2019	21	SIDING	3,500	06-01-2020	100	06-01-2020		04-29-2004			317	14	INSPECTED																					
									04-02-2004			250	22	MAILER SENT																					
									03-22-2004			317	2	MEASURED																					
									04-01-1992			107	22	MAILER SENT																					
									10-09-1990			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				7,500 SF	13.29	1.000	5	LAND	1.00	MA	1.00			0 TRF3	0.9	1.000	11.96	89,700														
Total Card Land Units							0.17	AC	Parcel Total Land Area: 0.17							Total Land Value					89,700														

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	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	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	121.45	
Interior Floor 2			RCN	206,683	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	2		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol	5	
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	58	
Extra Kitchen St			RCNLD	119,900	
FBM Sqft			Dep % Ovr		
FBM Quality			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
03	GARAGE	OB	Outbuildi	L	240	28.18	1960	60	0.00	AV	A	1.00	4,100
19	PATIO			L	30	5.75	1980	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	988		27.02	26,695	
EFB	ENCL PORCH	0	96		67.41	6,471	
FFL	1ST FLOOR	988	988		134.82	133,205	
OPF	OPEN PORCH	0	30		13.48	404	
UHS	UNFIN HALF STORY	0	988		40.39	39,907	
Ttl Gross Liv / Lease Area		988	3,090			206,683	

