

Property Location

243 NORTH MAIN ST

Map ID

14/ 34/ 7/ /

Bldg Name

State Use

101

Vision ID

276

Account #

283

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:55:38

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
SERVOS WILLIAM 243 NORTH MAIN ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	144500	144,500											
						RES LAND	101	90600	90,600											
						RESIDNTL.	101	3400	3,400											
		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_379421_2853529						Total 238,500 238,500														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
SERVOS WILLIAM FOLTA EDITH A DEWOLF CARY V DEWOLF ANNE M + CARY V +, KITREDGE CHARLES		24535	0120	05-06-2022	Q	I	305,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		24476	0534	03-31-2022	U	I	305,000	1	2022	101	117,300	2021	101	112,200	2020	101	106,100			
		11748	0209	07-11-2001	U	I	100	1A		101	82,300		101	76,200		101	76,200			
		08340	0052	02-19-1993	U	I	89,900			101	3,400		101	3,400		101	3,400			
		07911	0119	01-16-1992	U	I	65,100	1L												
		Total						203,000		Total		191,800		Total		185,700				
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int		
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 144,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,400 Appraised Land Value (Bldg) 90,600 Special Land Value 0 Total Appraised Parcel Value 238,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 238,500											
Total		0.00																		
ASSESSING NEIGHBORHOOD																				
Nbhd		Nbhd Name		Tracing		Batch														
0001				101		MA														
NOTES																				
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						
30	03-19-1996	MN	Manual Note	2,000				PORCH	08-07-2019			334	3	MEAS+INSPCTD						
									09-27-2013			317	1	LEFT NOTICE						
									09-27-2013			317	1	LEFT NOTICE						
									03-23-2004			311	11	ENTRY DENIED						
									12-20-1996			200	15	PERMIT VISIT						
									04-01-1992			107	22	MAILER SENT						
									10-10-1990			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				9,800 SF	10.27	1.000	5	LAND	1.00	MA	1.00			0 TRF3 0.9	1.000	9.24	90,600
Total Card Land Units							0.22 AC	Parcel Total Land Area: 0.22							Total Land Value					90,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	Percentage
Exterior Wall 2			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		112.94
Interior Floor 1	3	HARDWOOD	RCN		249,054
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1952
Heat Type	3	FORCED H/W	Effective Year Built		1984
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	2		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		5
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		58
Extra Kitchens	0		RCNLD		144,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	704		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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
02	SHED/FR			L	336	7.48	1995	70	0.00	GD	G	1.25	2,200
02	SHED/FR			L	16	7.48	2015	60	0.00	AV	A	1.00	100
02	SHED/FR			L	240	7.48	2015	60	0.00	AV	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,408		26.67	37,558	
EFB	ENCL PORCH	0	360		66.59	23,973	
FFL	1ST FLOOR	1,408	1,408		133.18	187,523	
Ttl Gross Liv / Lease Area		1,408	3,176			249,054	

