

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
FOSTER JOHN W JR 56 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375642_2852456												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	276500		276,500																								
												RES LAND		101	105300		105,300																								
				DRAINAGE				VIEW		COMMUNITY																															
				SUPPLEMENTAL DATA																																					
				Alt Prcl ID SP Permit Chapter Land OC Dates 1/26/2015 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																	
												Total		381,800		381,800																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
FOSTER JOHN W JR NU WAY HOMES INC CHRISTENSON JEANNETTE R LE, CHRISTENSON,JEANNETTE R LIFE EST CHRISTENSON JEANNETTE R,				20582	0460	01-30-2015	Q	I			284,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																				
				19815	0097	05-10-2013	U	I			80,500	1	2022	101	252,100	2021	101	241,800	2020	101	232,000																				
				18082	0549	11-20-2009	U	I			10	1A		101	94,900		101	87,800		101	87,800																				
				12176	0482	02-21-2002	U	I			100																														
				08904	0013	08-01-1994	U	I			1	1A																													
												Total		347,000		Total		329,600		Total		319,800																			
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			NA																														
NOTES																																									
																		Appraised BLDG. Value (Card)								276,500															
																		Appraised Xf (B) Value (Bldg)								0															
																		Appraised Ob (B) Value (Bldg)								0															
																		Appraised Land Value (Bldg)								105,300															
																		Special Land Value								0															
																		Total Appraised Parcel Value								381,800															
																		Valuation Method								C															
																		Adjustment																							
																		Net Total Appraised Parcel Value								381,800															
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																	
201501904		06-18-2015		54	FENCE		5,500		04-01-2014		0		01-15-2015		OC 1/26/2015 C		01-15-2015		01			400	25	OC VISIT																	
201300929		04-19-2013		2	DWELLING		165,000				100				EXISTING HOUSE		06-13-2014					317	14	INSPECTED																	
201300927		04-19-2013		5	DEMOLITION		10,000				0						04-01-2014					317	2	MEASURED																	
																	05-24-2013					105	15	PERMIT VISIT																	
																	05-25-2004					319	14	INSPECTED																	
																	04-06-2004					250	22	MAILER SENT																	
																	03-31-2004					316	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				9,000	SF	11.14	1.050	6	LAND	1.00	NA	1.00				0			1.000	11.7	105,300																
																		Total Card Land Units										0.21	AC	Parcel Total Land Area:		0.21	Total Land Value								105,300

Property Location 56 AVERY ST
Vision ID 3264

Account # 3317

Map ID 3B/ 106/ 893/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/12/2022 7:03:18 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	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	113.00	
Interior Floor 2	4	CARPET	RCN	291,045	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2013	
AC Type	03	FULL	Effective Year Built	2016	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	5	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens			Overall % Condition	95	
Extra Kitchen St			RCNLD	276,500	
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	741		28.37	21,022	
FFL	1ST FLOOR	741	741		142.04	105,253	
GAR	GARAGE	0	480		56.82	27,272	
OFP	OPEN PORCH	0	25		17.05	426	
SFL	2ND FLOOR	936	936		142.04	132,952	
WDK	WOOD DECK	0	144		28.61	4,119	
Ttl Gross Liv / Lease Area		1,677	3,067			291,045	

