Property Location 81 AVERY ST | Map ID 4/ 9/ 0/ / | Bldg Name | State Use 101
Vision ID 3461 | Account # 3516 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/12/2022 7:32:56 P

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
STRANGE SUSAN E				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
81 AVERY ST				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA	
Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates 9/6/2019	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_375484_2852184

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	328600	328,600
RES LAND	101	99400	99,400
	Total	428,000	428,000

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
STRANGE SUSAN E	22886	0093	10-03-2019	Q	I	436,000	00
NU-WAY HOMES INC	22600	0513	03-27-2019	U	V	84,500	1P
ESTABROOK ALFRED	19533	0483	11-06-2012	U	V	10,000	1
REED IRWIN T,	03177	0133	03-31-1966	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2022	101	295,900	2021	101	283,700	2020	101	229,800
	101	89,400		101	83,000		101	83,000
	Total	385,300		Total	366,700		Total	312,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			130	NA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	328,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	99,400
Special Land Value	0
Total Appraised Parcel Value	428,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	428,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202003201	12-24-2020	42	REPAIRS	12,345		100		REPAIR ROOF, DEC
201901222	04-08-2019	2	DWELLING	293,000	08-28-2019	100	08-28-2019	INC GARAGE & DE

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
07-21-2021			334	15	PERMIT VISIT
08-28-2019			400	25	OC VISIT
06-27-2019			400	15	PERMIT VISIT
06-19-2019			334	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	RB				20,000	SF	5.26	1.050	6	LAND	0.90	NA	1.00	TOP2		0			1.000	4.97	99,400
						Total Card Land Units	0.46	AC	Parcel Total Land Area:	0.46												Total Land Value	99,400

Property Location	81 AVERY ST		Map ID	4/ 9/ 0/ /	Bldg Name		State Use 101
Vision ID 3461		Account # 3516		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 12/12/2022 7:32:56 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B-	GOOD (-)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2	7	ABOVE AVG
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	1	
Total Rooms	7	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens		
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces		
WS Flues		
Central Vac		
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

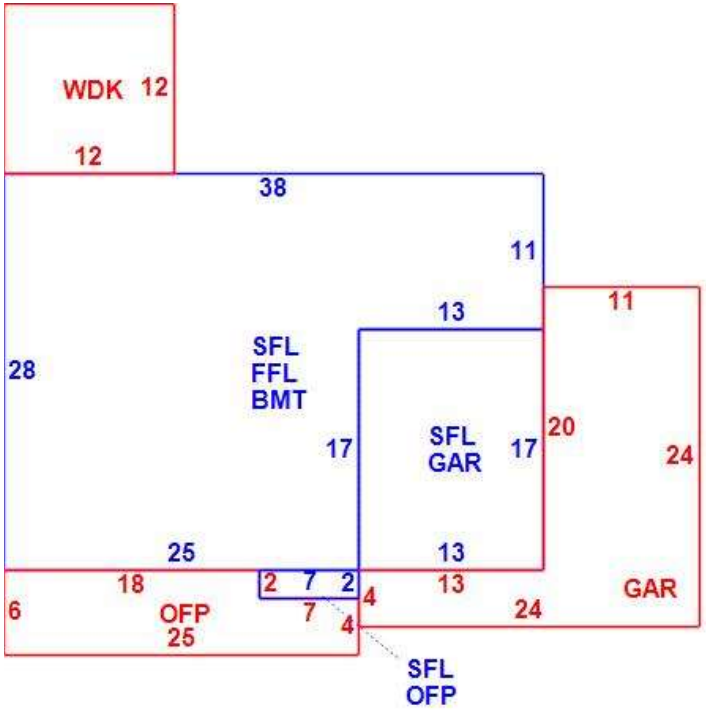
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	108.28
RCN	331,879
Net Other Adj	
Year Built	2019
Effective Year Built	2020
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	1
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	99
RCNLD	328,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	843		28.32	23,877
FFL	1ST FLOOR	843	843		141.29	119,103
GAR	GARAGE	0	537		56.57	30,376
OFP	OPEN PORCH	0	150		14.13	2,119
SFL	2ND FLOOR	1,078	1,078		141.29	152,305
WDK	WOOD DECK	0	144		28.45	4,097
	Ttl Gross Liv / Lease Area	1,921	3,595			331,879