

Property Location

51 MAPLEHURST AV

Map ID

14A/ 85/ 290/ /

Bldg Name

State Use

101

Vision ID

364

Account #

373

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:08:29

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
GRONDIN JULIE KRISTY 51 MAPLEHURST AV EAST LONGMEADOW MA 01028 GIS ID F_377659_2852897		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	135800	135,800												
						RES LAND	101	102200	102,200												
						RESIDNTL.	101	7400	7,400												
		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#															
						Total				245,400	245,400										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
GRONDIN JULIE KRISTY QUERCUS PROPERTIES LLC BANK OF NEW YORK MELLON TR CARABETTA JOSEPH N STELLATO YOLANDA M		24364	0330	01-20-2022	Q	I	265,000	00	Year	Code	Assessed	Year	Code	Assessed							
		23813	0413	04-08-2021	U	I	120,015	1S	2022	101	120,800	2021	101	87,700							
		23620	0216	12-30-2020	U	I	132,112	1L		101	92,800		101	85,900							
		07091	0587	02-07-1989	U	I	1	1A		101	7,400		101	6,200							
	04102	0013	02-20-1975	U	I	0															
		Total						221,000		Total		179,800		Total	168,000						
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) 135,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 7,400 Appraised Land Value (Bldg) 102,200 Special Land Value 0 Total Appraised Parcel Value 245,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 245,400												
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							
201903210	12-01-2019	12	REROOF	7,500	07-07-2020	100	07-07-2020	MIN REPAIRS TO IN POOL SHED IG POOL	06-28-2021			400	16	FIELDREV CHG							
201803351	12-19-2018	12	REROOF	15,000	06-03-2019	0			07-07-2020				400	15	PERMIT VISIT						
201803350	12-19-2018	5	DEMOLITION	500	06-03-2019	100	06-03-2019		06-03-2019				400	15	PERMIT VISIT						
201803349	12-19-2018	5	DEMOLITION	350	06-03-2019	100	06-03-2019		05-10-2018				333	2	MEASURED						
200	07-01-1987	MN	Manual Note	10,000					07-19-2006				250	6	INFO BY PHON						
									06-08-2005			250	22	MAILER SENT							
									05-06-2005			311	1	LEFT NOTICE							
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				13,000 SF	7.86	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.86	102,200
Total Card Land Units							0.30	AC	Parcel Total Land Area: 0.30							Total Land Value					102,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		98.36
Interior Floor 1	4	CARPET	RCN		176,424
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1920
Heat Type	5	STEAM	Effective Year Built		1998
AC Type	01	NONE	Depreciation Code		GV
Bedrooms	2		Remodel Rating		03
Full Baths	1		Year Remodeled		2021
Half Baths	0		Depreciation %		23
Extra Fixtures	0		Functional Obsol		
Total Rooms	4		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		77
Extra Kitchens	0		RCNLD		135,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	202		Dep Ovr Comment		
FBM Quality	1		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
03	GARAGE	OB	Outbuildi	L	440	28.18	1935	60	0.00	AV	A	1.00	7,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	808		22.81	18,427	
FFL	1ST FLOOR	874	874		113.75	99,416	
TQS	3/4 STORY	486	648		85.31	55,282	
WDK	WOOD DECK	0	144		22.91	3,299	
Ttl Gross Liv / Lease Area		1,360	2,474			176,424	

