

Property Location

62 MAPLEHURST AV

Map ID

14A/ 91/ 316/ /

Bldg Name

State Use

101

Vision ID

371

Account #

380

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:09:33

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
GOLDAPER NICHOLAS 62 MAPLEHURST AV EAST LONGMEADOW MA 01028 GIS ID F_377415_2852892						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	113000	113,000													
					RES LAND	101	100300	100,300													
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	11400	11,400													
SUPPLEMENTAL DATA					Total					224,700	224,700										
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
GOLDAPER NICHOLAS VAN WAGNER STUART F LE TR VAN WAGNER,STUART F	24321	0437	12-22-2021	Q	I	249,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
	15844	0400	04-05-2006	U	I	1	1A	2022	101	100,800	2021	101	96,500	2020	101	91,400					
	03069	0035	10-22-1964	U	I	0			101	91,200		101	84,400		101	84,400					
									101	11,400		101	11,400		101	11,400					
Total								203,400		Total		192,300		Total		187,200					
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) 113,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 11,400 Appraised Land Value (Bldg) 100,300 Special Land Value 0 Total Appraised Parcel Value 224,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 224,700											
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						
212	08-27-1996	MN	Manual Note	2,245				REROOF		05-10-2018			333	2	MEASURED						
275	11-01-1989	MN	Manual Note	8,700				FGR		05-12-2005			311	14	INSPECTED						
										05-06-2005			311	2	MEASURED						
										12-20-1996			200	15	PERMIT VISIT						
										07-13-1992			190	14	INSPECTED						
										04-01-1992			107	22	MAILER SENT						
										10-12-1990			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				9,000 SF	11.14	1.000	5	LAND	1.00	MA	1.00		0		1.000	11.14	100,300	
Total Card Land Units							0.21	AC	Parcel Total Land Area:				0.21	Total Land Value							100,300

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	2	CONC BLOCK	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	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	131.19	
Interior Floor 2	1	PLYWOOD	RCN	198,206	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	113,000	
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
03	GARAGE	OB	Outbuildi	L	576	28.18	1989	70	0.00	GD	A	1.00	11,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	768		29.10	22,345	
EFB	ENCL PORCH	0	120		72.55	8,706	
FFL	1ST FLOOR	768	768		145.10	111,436	
HST	HALF STORY	384	768		72.55	55,718	
Ttl Gross Liv / Lease Area		1,152	2,424			198,206	

