

Property Location 278 MAPLE ST

Vision ID 4522

Account # 4595

Map ID 6/ 114/ 0/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 12/12/2022 10:11:20

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
NADEAU DONALD R GREENING SUZANNE M + ET AL 278 MAPLE ST EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	98900	98,900												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	99500	99,500												
										RESIDNTL.	101	6500	6,500												
		SUPPLEMENTAL DATA								Total				204,900		204,900									
GIS ID F_375969_2848159		Mailed		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY		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)									
NADEAU DONALD R NADEAU DONALD R NADEAU RALPH J A				21645 0115		04-18-2017		U		I		0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				07171 0137		05-18-1989		U		I		0		1A		2022	101	88,900	2021	101	85,100	2020	101	80,500	
				03334 0327		05-03-1968		U		I		0					101	90,400		101	83,800		101	83,800	
																	101	6,500		101	6,500		101	6,500	
Total																185,800		Total		175,400		Total		170,800	
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																APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 98,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,500 Appraised Land Value (Bldg) 99,500 Special Land Value 0 Total Appraised Parcel Value 204,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 204,900									
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										
201701470	05-18-2017	12	REROOF	5,500	05-22-2018	100	05-22-2018			05-22-2018			400	15	PERMIT VISIT										
										01-29-2016			105	14	INSPECTED										
										01-22-2016			105	2	MEASURED										
										03-26-2004			317	3	MEAS+INSPCTD										
										04-09-1992			170	3	MEAS+INSPCTD										
										04-01-1992			107	22	MAILER SENT										
										09-21-1990			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	RB				32,622 SF	3.39	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	3.05	99,500				
Total Card Land Units							0.75	AC	Parcel Total Land Area:				0.75	Total Land Value							99,500				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	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	134.50	
Interior Floor 1	4	CARPET	RCN	190,102	
Interior Floor 2			Net Other Adj		
Heat Fuel	3	ELECTRIC	Year Built	1968	
Heat Type	6	ELECTRC BB	Effective Year Built	1973	
AC Type	01	NONE	Depreciation Code	FA	
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %	48	
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	52	
Extra Kitchens	0		RCNLD	98,900	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		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	308	28.18	1968	60	0.00	AV	A	1.00	5,200
14	SCRN HSE			L	80	14.95	1968	60	0.00	AV	A	1.00	700
02	SHED/FR			L	72	7.48	1968	60	0.00	AV	A	1.00	300
40	LEAN-TO			L	80	5.75	1968	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,040		29.54	30,724	
FFL	1ST FLOOR	1,077	1,077		147.71	159,083	
OPP	OPEN PORCH	0	23		12.84	295	
Ttl Gross Liv / Lease Area		1,077	2,140			190,102	

