

Property Location

316 MAPLE ST

Map ID

6/ 120/ C/ /

Bldg Name

State Use

101

Vision ID

4529

Account #

4602

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 10:12:16

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
BLUE RIDGE WILDER LLC 28 BROOKHAVEN DR EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed											
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	290700	290,700												
					RES LAND	101	99300	99,300												
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	26800	26,800												
SUPPLEMENTAL DATA					Total					416,800	416,800									
GIS ID F_375311_2848082		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)												
BLUE RIDGE WILDER LLC OCONNOR GINA L OCONNOR KEVIN W O'CONNOR KEVIN W + GINA L GAUTHIER ELAINE	24792	0455	11-03-2022	Q	I	470,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
	23192	0255	05-01-2020	U	I	1	1A	2022	101	197,300	2021	101	189,200	2020	101	179,500				
	07772	0393	08-05-1991	U	I	1	1F		101	90,400		101	83,800		101	83,800				
	07521	0135	08-09-1990	U	I	155,000			101	26,800		101	26,800		101	26,800				
	03287	0245	09-14-1967	U	I	0		Total		314,500	Total		299,800	Total		290,100				
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			MA													
NOTES																				
WB SUB DIV #697 SUB DIV 642 + 671 12553SF 8-5-1991 DEED PARCEL C.																				
										Appraised BLDG. Value (Card)							290,700			
										Appraised Xf (B) Value (Bldg)							0			
										Appraised Ob (B) Value (Bldg)							26,800			
										Appraised Land Value (Bldg)							99,300			
										Special Land Value							0			
										Total Appraised Parcel Value							416,800			
										Valuation Method							C			
										Adjustment										
										Net Total Appraised Parcel Value							416,800			
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result						
201501585	05-07-2015	34	FIREPLACE	12,200	06-05-2015	100	06-05-2015	OUTDOOR	06-05-2015			317	15	PERMIT VISIT						
157	05-15-2008	11	POOL	16,000		0		16` X 32 INGROUN	10-07-2011			317	16	FIELDREV CHG						
202	06-20-2005	4	ADDITION	20,000				OC 8/19/2006 44` X	12-12-2008			317	15	PERMIT VISIT						
264	11-04-1999	4	ADDITION	10,000				BEDROOM WITH B	12-14-2006			311	15	PERMIT VISIT						
74	01-01-1985	MN	Manual Note					ADDITION	04-20-2006			311	15	PERMIT VISIT						
206	01-01-1982	MN	Manual Note					WOOD STOVE	12-08-2005			250	22	MAILER SENT						
									06-24-2004			317	16	FIELDREV CHG						
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				32,866 SF	3.36	1.000	5	LAND	1.00	MA	1.00			0 TRF2 0.9	1.000	3.02	99,300
Total Card Land Units							0.75 AC	Parcel Total Land Area: 0.75							Total Land Value					99,300

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+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	3	MASONRY	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	4	CARPET	Adj Base Rate	104.55	
Interior Floor 2			RCN	350,275	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1947	
AC Type	03	FULL	Effective Year Built	2004	
Bedrooms	4		Depreciation Code	VG	
Full Baths	3		Remodel Rating	04	
Half Baths	0		Year Remodeled	2005	
Extra Fixtures	1		Depreciation %	17	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	290,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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	912	28.18	1960	60	0.00	AV	A	1.00	15,400
02	SHED/FR			L	144	7.48	1960	60	0.00	AV	A	1.00	600
40	LEAN-TO			L	126	5.75	1975	60	0.00	AV	A	1.00	400
11	POOL I-V	OB	Outbuildi	L	512	29.00	2008	70	0.00	GD	A	1.00	10,400

BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value							
BMT	BASEMENT	0	1,649		26.28	43,341							
FFL	1ST FLOOR	2,299	2,299		131.34	301,943							
OFP	OPEN PORCH	0	164		12.81	2,101							
UCN	UNFIN CAN	0	444		6.51	2,889							

Ttl Gross Liv / Lease Area		2,299	4,556			350,275
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