

Property Location

95 EDMUND ST

Map ID

15/ 79/ A/ I

Bldg Name

State Use

101

Vision ID

456

Account #

465

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:21:34

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
ORLOV ANDREY						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	110700	110,700													
					RES LAND	101	110100	110,100													
					RESIDNTL.	101	7800	7,800													
95 EDMUND ST	DRAINAGE		VIEW	COMMUNITY																	
EAST LONGMEADOW MA 01028	SUPPLEMENTAL DATA																				
	Alt Prcl ID					Received															
	SP Permit HO:HO					NIA															
	Chapter Land					Field 8															
GIS ID	F_379387_2851204	Mailed			Assoc Pid#	Total		228,600	228,600												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
ORLOV ANDREY	19936	0363	07-24-2013	Q	I	187,500	00	Year	Code	Assessed	Year	Code	Assessed								
	DALESSIO DEBRA A,C/O GENDRON DEBRA	10480	0534	10-09-1998	U	I	96,000	2022	101	96,100	2021	101	92,100								
	MCCULLOUGH RICHARD A INC,	08585	0138	10-04-1993	U	I	185,000	101	100,100	101	92,800	101	92,800								
	CORMIER PHILIP V +	02864	0021	02-26-1962	U	I	0	101	7,800	101	7,800	101	7,800								
								Total		204,000	Total		192,700								
											Total		187,600								
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) 110,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 7,800 Appraised Land Value (Bldg) 110,100 Special Land Value 0 Total Appraised Parcel Value 228,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 228,600												
Nbhd	Nbhd Name	Tracing	Batch																		
0001		101	MA																		
NOTES																					
SUB DIV 826 SEE PLAN OF LAND 306 PG 100																					
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							
171	08-01-1991	MN	Manual Note	4,000				RENOVATION	07-12-2019			334	2	MEASURED							
									07-05-2013			317	16	FIELDREV CHG							
									04-30-2004			317	14	INSPECTED							
									04-02-2004			250	22	MAILER SENT							
									03-11-2004			311	2	MEASURED							
									04-20-1992			131	3	MEAS+INSPCTD							
									04-01-1992			107	22	MAILER SENT							
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				31,994 SF	3.44	1.000	5	LAND	1.00	MA	1.00			0		1.000	3.44	110,100
Total Card Land Units							0.73	AC	Parcel Total Land Area: 0.73							Total Land Value					110,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	21	CONC BLOCK	Code	Description	
Exterior Wall 2	1	WOOD SHING	101	ONE FAM	Percentage
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	3	HARDWOOD	Adj Base Rate		91.24
Interior Floor 2	4	CARPET	RCN		212,844
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built		1910
AC Type	01	NONE	Effective Year Built		1973
Bedrooms	4		Depreciation Code		FA
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		48
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		52
Extra Kitchen St			RCNLD		110,700
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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	432	28.18	1943	60	0.00	AV	A	1.00	7,300
02	SHED/FR			L	120	7.48	2000	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	889		20.32	18,067	
EFB	ENCL PORCH	0	374		50.75	18,980	
FFL	1ST FLOOR	889	889		101.50	90,233	
OPF	OPEN PORCH	0	196		10.36	2,030	
SFL	2ND FLOOR	625	625		101.50	63,437	
TQS	3/4 STORY	198	264		76.12	20,097	
Ttl Gross Liv / Lease Area		1,712	3,237			212,844	

