

Property Location

245 MAPLE ST

Map ID

6/ 50/ 3/ /

Bldg Name

State Use

101

Vision ID

4588

Account #

4661

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 10:20:18

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
COSTA JOAQUIM		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed							
										RESIDENTL.		101				157200		157,200							
										RES LAND		101				94500		94,500							
		245 MAPLE ST		DRAINAGE				VIEW		COMMUNITY															
EAST LONGMEADOW MA 01028																									
GIS ID F_376669_2848526		Mailed		Alt Prcl ID		Received		Assoc Pid#		Total		251,700		251,700											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
COSTA JOAQUIM		24273 0033		11-30-2021		Q		I		269,000		00		Year		Code		Assessed		Year		Code		Assessed	
COOK MICHAEL J		23833 0392		04-20-2021		U		I		260,000		1		2022		101		126,300		2021		101		108,800	
DISIBIO CHRISTINE E		23074 0114		02-04-2020		U		I		1		1A				101		86,000		2020		101		79,400	
ROY NOELLE		21908 0095		10-19-2017		Q		I		168,000		00													
WALACHOWICZ LINDA E		03800 0215		05-14-1973		U		I		0															
														Total		212,300		Total		188,200		Total		182,300	
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							
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)										157,200							
0001				101		MA		Appraised Xf (B) Value (Bldg)										0							
NOTES																		Appraised Ob (B) Value (Bldg)						0	
																		Appraised Land Value (Bldg)						94,500	
																		Special Land Value						0	
																		Total Appraised Parcel Value						251,700	
																		Valuation Method						C	
																		Adjustment							
																		Net Total Appraised Parcel Value						251,700	
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											
58	04-03-2001	12	REROOF	1,500				NVC	03-02-2021			400	14	INSPECTED											
168	06-26-1995	MN	Manual Note	3,000				WINDOWS	01-22-2016			105	2	MEASURED											
									04-28-2004			318	14	INSPECTED											
									04-06-2004			250	22	MAILER SENT											
									03-26-2004			318	2	MEASURED											
									12-18-2001			105	15	PERMIT VISIT											
									12-12-1995			107	15	PERMIT VISIT											
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				19,317 SF	5.43	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	4.89	94,500				
Total Card Land Units							0.44	AC	Parcel Total Land Area: 0.44							Total Land Value					94,500				

Account # 4661

Bldg # 1

Card # 1 of 1

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CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description
Bsmt Floor	12	CONCRETE
Garage		
#Heat Sys	1.00	
Units	1	
MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0
COST / MARKET VALUATION		
Adj Base Rate		121.04
RCN		224,584
Net Other Adj		
Year Built		1959
Effective Year Built		1991
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		30
Functional Obsol		
External Obsol		
Cost Trend Factor		1
Condition		
% Complete		
Overall % Condition		70
RCNLD		157,200
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va

SUMMARY SECTION				
ing	Gross	Eff Area	Unit Cost	Undeprec Value
0	1,176		26.76	31,471
0	132		66.96	8,839
1,176	1,176		133.92	157,490
0	494		53.68	26,516
0	24		11.16	268
1,176	3,002			224,584

