

Property Location

5 MARSHALL ST

Vision ID

4635

Account #

4708

Map ID

6/ 95/ 22/ /

Bldg #

1

Bldg Name

Sec # 1 of 1

Card #

1 of 1

State Use

101

Print Date

12/12/2022 10:26:53

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
SAND JOSHUA F 5 MARSHALL ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	181500	181,500											
						RES LAND	101	98200	98,200											
						RESIDNTL.	101	1600	1,600											
		DRAINAGE		VIEW	COMMUNITY															
		SUPPLEMENTAL DATA																		
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#														
GIS ID F_376617_2848301						Total				281,300	281,300									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
SAND JOSHUA F SAND CHRISTOPHER J SAND CHRISTOPHER J , SAND JOHN E		24193	513	10-20-2021	U	I	285,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		18927	0186	09-26-2011	U	I	0	1	2022	101	128,500	2021	101	123,100	2020	101	116,600			
		08021	0361	04-22-1992	U	I	117,000	1A		101	89,400		101	82,800		101	82,800			
		03022	0202	04-17-1964	U	I	0			101	600		101	600		101	600			
		Total						218,500		Total		206,500		Total		200,000				
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																				
BP RECHECK 6/23 FOR FBM & 1 BTH & KIT BC CONFIRMS BP 202200232 COMP 10/5/22																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result						
202200232	01-19-2022	4	ADDITION	11,000	06-16-2022	25		FBM 912 SF	06-16-2022		1	334	15	PERMIT VISIT						
202103056	10-18-2021	10	SHED	3,000	01-26-2022	100	01-26-2022	240 SF SHED IN RE	03-16-2017			317	15	PERMIT VISIT						
201602260	08-01-2016	62	SOLAR	20,000	03-16-2017	100	03-16-2017		01-18-2007			311	3	MEAS+INSPCTD						
132	04-26-2006	25	WINDOWS	7,000					12-20-2006			311	15	PERMIT VISIT						
112	04-11-2006	4	ADDITION	25,000				16` X 20` FAM RM &	12-14-2006			311	15	PERMIT VISIT						
229	10-09-1998	12	REROOF	2,500				98 BP NVC	12-14-2006			311	2	MEASURED						
190	08-27-1997	7	REMODEL	16,000				REM BATH	01-15-1999			105	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				16,258 SF	6.36	1.000	5	LAND	0.95	MA	1.00	BCOR	0	1.000	6.04	98,200	
Total Card Land Units							0.37	AC	Parcel Total Land Area: 0.37							Total Land Value				98,200

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	1	CONCRETE	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	114.81	
Interior Floor 2	3	HARDWOOD	RCN	279,208	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1957	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition	NC	
Kitchen Style	A	AVERAGE	% Complete	65	
Extra Kitchens	0		Overall % Condition	65	
Extra Kitchen St			RCNLD	181,500	
FBM Sqft	912		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1975	65	1.00			0.00	0
02	SHED/FR			L	240	7.48	2021	70	0.00	GD	G	1.25	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,232		28.59	35,223	
FFL	1ST FLOOR	1,232	1,232		143.18	176,402	
HST	HALF STORY	456	912		71.59	65,292	
OPF	OPEN PORCH	0	160		14.32	2,291	
Ttl Gross Liv / Lease Area		1,688	3,536			279,208	

