

Property Location 42 MARCI AV
Vision ID 4736

Account # 4809

Map ID 61/ 42/ 10/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/12/2022 10:42:27

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW								
PHILLIPS KAREN L CHATIGNY MARCIA A 42 MARCI AVE EAST LONGMEADOW MA 01028 GIS ID F_389587_2852701		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	304800	304,800													
						RES LAND	101	142200	142,200													
						RESIDNTL.	101	700	700													
SUPPLEMENTAL DATA						Total								447,700	447,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
PHILLIPS KAREN L LEGERE GEORGE E, GAROFALO,DEBORAH K MEI GRANCARLO,		18482	0330	09-30-2010	U	I	310,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		17650	0322	02-14-2009	U	I	100		2022	101	273,400	2021	101	261,900	2020	101	254,600					
		12967	0257	02-14-2003	U	I	315,000		101	128,200	101	118,600	101	118,600								
		04333	0198	10-07-1976	U	I	0		101	700	101	700										
Total								402,300	Total	381,200	Total	373,900										
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int	APPRAISED VALUE SUMMARY													
Total		0.00																				
ASSESSING NEIGHBORHOOD										Appraised BLDG. Value (Card) 304,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 142,200 Special Land Value 0 Total Appraised Parcel Value 447,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 447,700												
Nbhd		Nbhd Name		Tracing		Batch																
0001				101		NG																
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								
201303137	12-13-2013	91	INSULATION	3,000		100	05-01-2014	12X20 12X20 ADDITION	07-24-2019			334	3	MEAS+INSPCTD								
201102684	09-29-2011	21	SIDING	16,038					03-02-2012				317	15	PERMIT VISIT							
87	04-20-2011	17	DECK	9,300					04-01-2011				317	16	FIELDREV CHG							
153	06-01-1992	MN	Manual Note	10,000					03-11-2011				317	16	FIELDREV CHG							
									12-23-2010			311	15	PERMIT VISIT								
									10-08-2010			311	3	MEAS+INSPCTD								
									04-24-2008			250	P1	PHONE MESSAG								
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	RA				40,000 SF	2.84	1.250	8	LAND	1.00	NG	1.00			0	1.000	3.55	142,000		
1	101	ONE FAM	RA				0.030 AC	7,000.00	1.000	0		1.00	NG	1.00			0	1.000	7,000	200		
Total Card Land Units							0.95 AC	Parcel Total Land Area: 0.95							Total Land Value							142,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
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	5	LINO/VINYL	Adj Base Rate	101.50	
Interior Floor 2	3	HARDWOOD	RCN	411,832	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1977	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	26	
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	74	
Extra Kitchen St			RCNLD	304,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	160	7.48	1978	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,110		27.47	57,970	
FFL	1ST FLOOR	2,300	2,300		137.37	315,948	
GAR	GARAGE	0	543		54.90	29,809	
OFP	OPEN PORCH	0	16		17.17	275	
WDK	WOOD DECK	0	286		27.38	7,830	
Ttl Gross Liv / Lease Area		2,300	5,255			411,832	

