

Property Location

13 SYLVESTER ST

Map ID

65/ 11/ 0/ /

Bldg Name

State Use

101

Vision ID

4887

Account #

4962

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:06:02

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
ROHLFS HARRY J LE 13 SYLVESTER ST EAST LONGMEADOW MA 01028 GIS ID F_390540_2847151		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	207900	207,900													
						RES LAND	101	159200	159,200													
						RESIDNTL.	101	19600	19,600													
		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#																
						Total		386,700	386,700													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
ROHLFS HARRY J LE ROHLFS HARRY J		22014	0097	01-03-2018	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		04707	0038	12-15-1978	U	I	0		2022	101	183,400	2021	101	175,800	2020	101	166,200					
									101	145,200		101	135,600		101	135,600						
									101	19,600		101	19,600		101	19,600						
		Total						348,200		Total		331,000		Total		321,400						
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 Appraised BLDG. Value (Card) 207,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 19,600 Appraised Land Value (Bldg) 159,200 Special Land Value 0 Total Appraised Parcel Value 386,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 386,700													
Total			0.00																			
ASSESSING NEIGHBORHOOD																						
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								
201801769	05-10-2018	91	INSULATION	1,700		0		10` DORMER ADDITION	11-29-2021			334	2	MEASURED								
282	08-21-2006	4	ADDITION	10,000					10-07-2011				317	16	FIELDREV CHG							
221	07-01-1987	MN	Manual Note	47,000					04-12-2007				311	14	INSPECTED							
									03-02-2007				311	15	PERMIT VISIT							
									05-11-2000				250	22	MAILER SENT							
									05-05-2000			247	2	MEASURED								
									02-25-1994			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	RAA				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	RAA				2.460 AC	7,000.00	1.000	0		1.00	NG	1.00			0		1.000	7,000	17,200	
Total Card Land Units							3.38 AC	Parcel Total Land Area:			3.38	Total Land Value										159,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	2	HIP			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	85.65	
Interior Floor 2	4	CARPET	RCN	250,490	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1930	
AC Type	01	NONE	Effective Year Built	2004	
Bedrooms	4		Depreciation Code	VG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	17	
Total Rooms	9		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	83	
Extra Kitchen St			RCNLD	207,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
07	POOL A-C	OB	Outbuildi	L	21	69.00	1965	60	0.00	AV	A	1.00	900
03	GARAGE	OB	Outbuildi	L	759	28.18	1999	70	0.00	GD	G	1.25	18,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	328		19.39	6,359	
FFL	1ST FLOOR	1,310	1,310		96.34	126,208	
OFP	OPEN PORCH	0	78		9.88	771	
SFL	2ND FLOOR	1,114	1,114		96.34	107,325	
WDK	WOOD DECK	0	510		19.27	9,827	
Ttl Gross Liv / Lease Area		2,424	3,340			250,490	

