

Property Location

9 SYLVESTER ST

Map ID

65/ 12/ 0/ /

Bldg Name

State Use

101

Vision ID

4888

Account #

4963

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:06:10

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
MORRISINO KENNETH D MORRISINO CYNTHIA L 9 SYLVESTER ST EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed											
										RESIDNTL.	101	271600	271,600											
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	133800	133,800											
										RESIDNTL.	101	3900	3,900											
		SUPPLEMENTAL DATA								Total				409,300	409,300									
GIS ID		F_390514_2846783		Mailed		Assoc Pid#																		
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
MORRISINO KENNETH D O'TOOLE PATRICK E JR		07811 05967		0202 0223		09-19-1991		U U		V V		30,000 0		1 1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2022	101	247,700	2021	101	237,600	2020	101	231,000		
															101	120,500		101	111,500		101	111,500		
															101	3,900		101	3,900		101	3,900		
														Total		372,100	Total		353,000	Total		346,400		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int												
		Total		0.00																				
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY						
Nbhd		Nbhd Name		Tracing		Batch												Appraised BLDG. Value (Card)				271,600		
0001				101		NG												Appraised Xf (B) Value (Bldg)				0		
																		Appraised Ob (B) Value (Bldg)				3,900		
																		Appraised Land Value (Bldg)				133,800		
																		Special Land Value				0		
																		Total Appraised Parcel Value				409,300		
																		Valuation Method				C		
																		Adjustment						
																		Net Total Appraised Parcel Value				409,300		
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										
201902922	10-01-2019	91	INSULATION	4,500	06-24-2020	0	06-24-2020	27' ABV GR REPLA DWLG	06-24-2020			334	15	PERMIT VISIT										
201902218	06-20-2019	11	POOL	6,000	06-24-2020	100	06-24-2020		04-11-2018			333	2	MEASURED										
152	07-14-1999	11	POOL	4,000					12-05-2007			250	P1	PHONE MESSAG										
205	09-01-1991	MN	Manual Note	90,000					05-03-2007			311	2	MEASURED										
									05-05-2000			247	3	MEAS+INSPCTD										
									11-09-1999			247	15	PERMIT VISIT										
									05-14-1992			107	3	MEAS+INSPCTD										
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				25,000 SF	4.28	1.250	8	LAND	1.00	NG	1.00			0		1.000	5.35	133,800			
Total Card Land Units							0.57	AC	Parcel Total Land Area: 0.57							Total Land Value							133,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	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	106.73	
Interior Floor 2	3	HARDWOOD	RCN	331,243	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1991	
AC Type	03	FULL	Effective Year Built	2003	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	18	
Total Rooms	7		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	82	
Extra Kitchen St			RCNLD	271,600	
FBM Sqft	430		Dep % Ovr		
FBM Quality	1		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
07	POOL A-C	OB	Outbuildi	L	28	69.00	2020	70	0.00	GD	G	1.25	1,700
02	SHED/FR			L	144	7.48	1997	70	0.00	GD	G	1.25	900
22	WOOD DK			L	160	9.20	2000	70	0.00	GD	G	1.25	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	860		26.77	23,020	
FFL	1ST FLOOR	900	900		133.84	120,452	
GAR	GARAGE	0	484		53.64	25,964	
HST	HALF STORY	242	484		66.92	32,388	
SFL	2ND FLOOR	920	920		133.84	123,129	
WDK	WOOD DECK	0	234		26.88	6,290	
Ttl Gross Liv / Lease Area		2,062	3,882			331,243	

