

Property Location

73 MARSHALL ST

Map ID

7/ 14/ 6/ /

Bldg Name

State Use

101

Vision ID

5010

Account #

5087

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:24:48

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
CARD CYNTHIA H 73 MARSHALL ST EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	217000	217,000													
	DRAINAGE		VIEW	COMMUNITY	RES LAND	101	102900	102,900													
	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_376289_2847085						Total		319,900	319,900												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CARD CYNTHIA H CARD JAMES FILIAULT,JEFFREY J SECRETARY OF HOUSING &,URBAN DEVEL SOURCE ONE MORTGAGE SERVICES,COR	37251	LC	03-03-2017	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
	30397	LC	02-20-2002	U	I	173,000		2022	101	194,900	2021	101	186,700	2020	101	176,700					
	LC02-0000		03-09-2001	U	I	115,500	1S		101	93,600		101	86,700		101	86,700					
	LC02-0000		05-22-2000	U	I	1	1L														
LC02-0000		04-07-2000	U	I	171,623	1S															
Total								288,500	Total	273,400	Total	263,400									
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) 217,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 102,900 Special Land Value 0 Total Appraised Parcel Value 319,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 319,900											
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		MA															
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							
201700830	03-27-2017	91	INSULATION	2,658		0			01-04-2016	02		317	2	MEASURED							
244	08-18-2004	20	WOOD STOVE	2,000				OC 8/25/2004	12-14-2004			311	15	PERMIT VISIT							
222	09-08-2003	8	RENOVATION	16,800				NVC	05-04-2004			317	14	INSPECTED							
	01-01-1982	MN	Manual Note					SFL/SOL HW	04-05-2004			250	22	MAILER SENT							
									03-23-2004			318	2	MEASURED							
									01-26-2004			311	15	PERMIT VISIT							
									04-01-1992			107	22	MAILER SENT							
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				15,000 SF	6.86	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.86	102,900
Total Card Land Units							0.34	AC	Parcel Total Land Area: 0.34							Total Land Value					102,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#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		104.31
Interior Floor 2	3	HARDWOOD	RCN		309,990
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1966
AC Type	01	NONE	Effective Year Built		1991
Bedrooms	5		Depreciation Code		GD
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	7		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		70
Extra Kitchen St			RCNLD		217,000
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	2		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
SHW	Solar Hot Wa			B	1	1.00	1988	70	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,040		23.06	23,978	
FFL	1ST FLOOR	1,242	1,242		115.28	143,179	
GAR	GARAGE	0	294		46.27	13,603	
OPF	OPEN PORCH	0	124		11.16	1,383	
SFL	2ND FLOOR	1,080	1,080		115.28	124,503	
WDK	WOOD DECK	0	144		23.22	3,343	
Ttl Gross Liv / Lease Area		2,322	3,924			309,990	

