

Property Location

41 EVERGREEN DR

Map ID

70/ 61/ 9/ /

Bldg Name

State Use

101

Vision ID

5144

Account #

5221

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 8:29:28 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
CRUZ THOMAS M CRUZ KARA L 41 EVERGREEN DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	454700	454,700												
						RES LAND	101	133800	133,800												
						RESIDNTL.	101	15900	15,900												
		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_391880_2858074						Total				604,400	604,400										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CRUZ THOMAS M TIRRELL ROBERT LUCIER COREY R TRANGHESE JOHN C GAY CRAIG L		24666	0085	08-02-2022	Q	I	640,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		20315	0384	06-16-2014	Q	I	480,000	00	2022	101	410,300	2021	101	394,200	2020	101	362,500				
		20087	0382	11-04-2013	Q	I	475,000	00		101	120,700		101	111,600		101	111,600				
		09893	0304	06-13-1997	U	V	66,500			101	15,900		101	15,900		101	14,000				
		08689	0031	12-24-1993	U	I	1	1A													
								Total		546,900	Total		521,700	Total		488,100					
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) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value 454,700 0 15,900 133,800 0 604,400 C 604,400												
Total		0.00																			
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		NG															
NOTES																					
SUB DIV #659,																					
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							
202100075	01-06-2021	62	SOLAR	81,000	06-13-2022	100	06-13-2022	REVISED PLAN 7-1	06-28-2021			400	15	PERMIT VISIT							
201902844	09-11-2019	9	ALTERATION	95,000	07-06-2020	100	07-06-2020	ADD DORMER TO	07-06-2020			334	15	PERMIT VISIT							
90	05-05-2004	11	POOL	14,500				18 X 36 INGR	07-10-2015			317	16	FIELDREV CHG							
169	07-28-1997	2	DWELLING	132,600				DWELLING	12-20-2013			317	3	MEAS+INSPCTD							
									01-27-2012			317	16	FIELDREV CHG							
									04-26-2007			311	14	INSPECTED							
									11-02-2006			311	2	MEASURED							
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				25,200 SF	4.25	1.250	8	LAND	1.00	NG	1.00			0		1.000	5.31	133,800
Total Card Land Units							0.58	AC	Parcel Total Land Area: 0.58							Total Land Value					133,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		90.74
Interior Floor 1	3	HARDWOOD	RCN		494,202
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1997
Heat Type	1	FORCED H/A	Effective Year Built		2013
AC Type	03	FULL	Depreciation Code		VG
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		8
Extra Fixtures	3		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		92
Extra Kitchens	0		RCNLD		454,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	793		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
11	POOL I-V	OB	Outbuildi	L	648	29.00	2004	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	120	7.48	2004	70	0.00	GD	G	1.25	800
21	PAVILLION/C	OB	Outbuildi	L	144	15.00	2019	70	0.00	GD	G	1.25	1,900
SOL	Solar Panels	EX	Extra Fea	B		0.00	2021	92	1.00	VG	V	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,982		26.44	52,411	
FFL	1ST FLOOR	1,982	1,982		132.35	262,321	
GAR	GARAGE	0	768		52.91	40,632	
OPF	OPEN PORCH	0	48		13.79	662	
OSP	SCRN PORCH	0	192		19.99	3,838	
TQS	3/4 STORY	729	972		99.26	96,485	
UHS	UNFIN HALF STORY	0	768		39.64	30,441	
WDK	WOOD DECK	0	280		26.47	7,412	
Ttl Gross Liv / Lease Area		2,711	6,992			494,202	

