

Property Location

69 SMITH AV

Map ID

15C/ 17/ 88/ /

Bldg Name

State Use

101

Vision ID

596

Account #

612

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:40:41

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW																							
BOUCHEREAU JAMES E 69 SMITH AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed																								
						RESIDNTL.	101	101500	101,500																								
						RES LAND	101	99100	99,100																								
						RESIDNTL.	101	11000	11,000																								
		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		211,600	211,600																						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																									
BOUCHEREAU JAMES E FOPIANO PASQUALINA C TRUSTEE FOPIANO,PASQUALINA C		20348	0397	07-11-2014	Q	I	159,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																
		16826	0080	07-05-2007	U	I	1	1F	2022	101	89,700	2021	101	86,000	2020	101	81,300																
		04828	0382	09-12-1979	U	I	0			101	90,100		101	83,300		101	83,300																
										101	11,000		101	11,000		101	11,000																
		Total						Total		190,800	Total		180,300	Total		175,600																	
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																																	
Nbhd		Nbhd Name		Tracing			Batch																										
0001				101			MA																										
NOTES																																	
																	Appraised BLDG. Value (Card)										101,500						
																	Appraised Xf (B) Value (Bldg)										0						
																	Appraised Ob (B) Value (Bldg)										11,000						
Appraised Land Value (Bldg)										99,100																							
Special Land Value										0																							
Total Appraised Parcel Value										211,600																							
Valuation Method										C																							
Adjustment																																	
Net Total Appraised Parcel Value										211,600																							
BUILDING PERMIT RECORD																																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result																			
201501891	06-15-2015	91	INSULATION	1,400		0		NVC	05-05-2015			400	MS	MLS REVIEW																			
222	09-05-1996	MN	Manual Note	4,100				REROOF	03-19-2004			311	3	MEAS+INSPCTD																			
149	07-01-1990	MN	Manual Note	1,000				GAZEBO	12-26-1996			200	15	PERMIT VISIT																			
272	11-01-1989	MN	Manual Note	250				SHED	04-09-1992			170	3	MEAS+INSPCTD																			
115	01-01-1982	MN	Manual Note						04-01-1992			107	22	MAILER SENT																			
									08-05-1991			131	2	MEASURED																			
									01-11-1991			107	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	RC				6,000 SF	16.51	1.000	5	LAND	1.00	MA	1.00			0		1.000	16.51	99,100												
Total Card Land Units							0.14	AC	Parcel Total Land Area: 0.14							Total Land Value							99,100										

Property Location 69 SMITH AV
Vision ID 596

Account # 612

Map ID 15C/ 17/ 88/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/12/2022 12:40:41

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#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	
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	4	CARPET	Adj Base Rate	103.14	
Interior Floor 2			RCN	161,127	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1925	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	2		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	5		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	63	
Extra Kitchen St			RCNLD	101,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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
03	GARAGE	OB	Outbuildi	L	396	28.18	1940	85	0.00	VG	A	1.00	9,500
02	SHED/FR			L	80	7.48	1989	85	0.00	VG	A	1.00	500
14	SCRN HSE			L	98	14.95	1990	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	528		23.47	12,394	
EFB	ENCL PORCH	0	99		59.05	5,846	
FFL	1ST FLOOR	808	808		116.93	94,478	
OPF	OPEN PORCH	0	20		11.69	234	
PAT	PATIO	0	324		5.77	1,871	
TQS	3/4 STORY	396	528		87.70	46,304	
Ttl Gross Liv / Lease Area		1,204	2,307			161,127	

