

Property Location

274 HAMPDEN RD

Map ID

90/ 5/ 0/ /

Bldg Name

State Use

101

Vision ID

6003

Account #

6086

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 10:46:24

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
CABRERA FORTUNATA 274 HAMPDEN RD EAST LONGMEADOW MA 01028 GIS ID F_393965_2847589		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	290500	290,500				
						RES LAND	101	133900	133,900				
						RESIDNTL.	101	28300	28,300				
		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				452,700	452,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CABRERA FORTUNATA CABRERA JOSEPH JR, PERELLA		10613	0574	01-19-1999	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		06918	0201	07-29-1988	U	I	206,000	1	2022	101	262,100	2021	101	251,200	2020	101	244,900
		04788	0020	06-28-1979	U	I	0		101	121,500	101	113,500	101	101	113,500		
									101	28,300	101	28,300			28,300		
		Total						Total		411,900	Total		393,000	Total		386,700	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
Total			0.00														

ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)						290,500			
0001				101		MG		Appraised Xf (B) Value (Bldg)						0			
NOTES								Appraised Ob (B) Value (Bldg)						28,300			
								Appraised Land Value (Bldg)						133,900			
								Special Land Value						0			
								Total Appraised Parcel Value						452,700			
								Valuation Method						C			
								Adjustment									
								Net Total Appraised Parcel Value						452,700			

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					
202202090	06-13-2022	91	INSULATION	3,191		0		ADDITION POOL IG	04-13-2018			333	4	INFO AT DOOR					
30	03-06-1998	4	ADDITION	28,500					07-02-2005			274	3	MEAS+INSPCTD					
268	12-01-1990	MN	Manual Note	19,000					11-30-1999			247	3	MEAS+INSPCTD					
111	05-01-1990	MN	Manual Note	10,000					11-15-1999			247	15	PERMIT VISIT					
									03-19-1999			200	2	MEASURED					
									06-29-1992			200	3	MEAS+INSPCTD					
									01-16-1991			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	RA				40,000 SF	2.84	1.200	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	3.07	122,800
1	101	ONE FAM	RA				1.580 AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	11,100
Total Card Land Units							2.50 AC	Parcel Total Land Area: 2.50							Total Land Value							133,900

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+	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	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		91.92
Interior Floor 1	6	CERAMIC TL	RCN		414,945
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1970
Heat Type	3	FORCED H/W	Effective Year Built		1991
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		290,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	669		Dep Ovr Comment		
FBM Quality	1		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	1,25	29.00	1990	60	0.00	AV	A	1.00	21,800
31	BARN			L	800	16.10	1975	30	0.00	PR	F	0.90	3,500
19	PATIO			L	600	5.75	1990	70	0.00	GD	G	1.25	3,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,486		22.60	33,589	
FFL	1ST FLOOR	1,766	1,766		113.09	199,725	
GAR	GARAGE	0	576		45.16	26,012	
PAT	PATIO	0	408		5.54	2,262	
SFL	2ND FLOOR	1,356	1,356		113.09	153,357	
Ttl Gross Liv / Lease Area		3,122	5,592			414,945	

