

Property Location

74 LEE ST

Map ID

54/ 6/ 2/ /

Bldg Name

State Use

101

Vision ID

6973

Account #

6972

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 12:55:10

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW					
PERL BRIAN M + JOANNA 74 LEE ST EAST LONGMEADOW MA 01028 GIS ID F_386639_2844513		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed	
										RESIDNTL.		101				398600		398,600	
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101				115800		115,800	
		SUPPLEMENTAL DATA																	
		Alt Prcl ID 6972		Received															
		SP Permit		NIA															
		Chapter Land		Field 8															
		OC Dates 6/19/2015		Field 9															
		In+Ex FY		Field 10															
		Mailed		Assoc Pid#															
										Total		514,400		514,400					

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
PERL BRIAN M + JOANNA BEDROCK FINANCIAL LLC TR GOLDSTEIN MARIE L EST OF		20764		0320		06-26-2015		Q		I		395,000		00		Year		Code		Assessed		Year		Code		Assessed	
		20222		0289		03-19-2014		U		V		270,000		1V		2022		101		364,800		2021		101		350,300	
		11432		0182		12-04-2000		U		I		1		1A				101		104,500		2020		101		96,600	
																Total		469,300		Total		446,900		Total		432,800	

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)				398,600											
0001								Appraised Xf (B) Value (Bldg)				0											
								Appraised Ob (B) Value (Bldg)				0											
								Appraised Land Value (Bldg)				115,800											
								Special Land Value				0											
								Total Appraised Parcel Value				514,400											
								Valuation Method				C											
								Adjustment															
								Net Total Appraised Parcel Value				514,400											

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									
201401700	05-05-2014	2	DWELLING	158,000	05-08-2015	100		OC 6/19/2015 298	06-24-2015 06-19-2015 05-08-2015	01		317 400 317	14 25 2	INSPECTED OC VISIT 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				25,620 SF	4.19	1.200	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	4.52	115,800	
Total Card Land Units							0.59	AC	Parcel Total Land Area: 0.59							Total Land Value							115,800

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#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	Percentage
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	3	HARDWOOD	Adj Base Rate		101.05
Interior Floor 2	4	CARPET	RCN		415,175
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2014
AC Type	03	FULL	Effective Year Built		2017
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	4	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens			Overall % Condition	96	
Extra Kitchen St			RCNLD	398,600	
FBM Sqft	880		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,153		27.25	31,424	
FFL	1ST FLOOR	1,177	1,177		136.03	160,112	
GAR	GARAGE	0	528		54.36	28,703	
OPF	OPEN PORCH	0	65		14.65	952	
PAT	PATIO	0	255		6.94	1,768	
SFL	2ND FLOOR	1,413	1,413		136.03	192,216	
Ttl Gross Liv / Lease Area		2,590	4,591			415,175	

