

Property Location

76 LEE ST

Map ID

54/ 6/ 3/ /

Bldg Name

State Use

101

Vision ID

6974

Account #

6974

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 12:55:18

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
FAZIO ALDO FAZIO AMANDA 76 LEE ST						Description	Code	Appraised	Assessed														
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	346400	346,400															
					RES LAND	101	110200	110,200															
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	17500	17,500															
SUPPLEMENTAL DATA						Total				474,100	474,100												
EAST LONGMEADOW MA 01028		Alt Prcl ID 6974 SP Permit Chapter Land OC Dates 12/22/2014 In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
GIS ID F_386658_2844373																							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
FAZIO ALDO HAWLEY JESSIE M + JASON L BEDROCK FINANCIAL LLC TR GOLDSTEIN MARIE L EST OF	21922	0565	10-30-2017	U	I	394,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
	20567	0434	01-16-2015	Q	I	362,000	00	2022	101	315,400	2021	101	302,400	2020	101	289,800							
	20222	0289	03-19-2014	U	I	270,000	1		101	99,400		101	91,700		101	91,700							
	11832	0182	12-04-2000	U	I	1	1A		101	17,500		101	17,500		101	14,300							
Total								432,300		Total		411,600		Total		395,800							
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																							
NOTES																							
FY16 PLAN 1120 25620 SF FROM PARCEL 54-6-0 BK PG 369-74-NEW LOT 3																							
Appraised BLDG. Value (Card) 346,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,500 Appraised Land Value (Bldg) 110,200 Special Land Value 0 Total Appraised Parcel Value 474,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 474,100																							
BUILDING PERMIT RECORD																							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result									
201702859	11-07-2017	11	POOL	23,500	02-27-2018	100	02-27-2018	18X36 INGROUND	02-27-2018	01		333	15	PERMIT VISIT									
201401701	05-05-2014	2	DWELLING	179,000	01-05-2015	100	01-05-2015	OC 12/22/2014 2	11-15-2017		400	14	INSPECTED										
									01-05-2015		400	25	OC VISIT										
									06-27-2014		317	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				25,620 SF	4.19	1.200	7	LAND	0.95	MG	1.00	50 FT WIDE RE		0	TRF2	0.9	1.000	4.3	110,200	
Total Card Land Units							0.59	AC	Parcel Total Land Area: 0.59							Total Land Value							110,200

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	Percentage
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		105.02
Interior Floor 1	3	HARDWOOD	RCN		360,836
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2014
Heat Type	1	FORCED H/A	Effective Year Built		2017
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		4
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		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		96
Extra Kitchens			RCNLD		346,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac			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	2017	70	0.00	GD	G	1.25	16,400
02	SHED/FR			L	216	7.48	2017	70	0.00	GD	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	950		27.50	26,128
FFL	1ST FLOOR	950	950		137.51	130,638
GAR	GARAGE	0	504		55.11	27,778
OFP	OPEN PORCH	0	40		13.75	550
PAT	PATIO	0	224		6.75	1,513
SFL	2ND FLOOR	1,234	1,234		137.51	169,692
WDK	WOOD DECK	0	166		27.34	4,538
Totl Gross Liv / Lease Area		2,184	4,068			360,836

