

Property Location

55 DEARBORN ST

Map ID

12A/ 17/ B/ I

Bldg Name

State Use

101

Vision ID

76

Account #

79

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:28:53

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
CUTLER KATHLEEN M 55 DEARBORN ST EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	113000	113,000													
					RES LAND	101	100700	100,700													
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	500	500													
SUPPLEMENTAL DATA					Total					214,200	214,200										
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_379592_2855353																					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CUTLER KATHLEEN M COTE DENNIS P MANEWICH ROBERTA L, MACNEIL CLAIRE M MACNEIL CLAIRE M LIFE EST	22289	0176	07-30-2018	Q	I	182,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
	16419	0209	12-27-2006	U	I	175,000		2022	101	101,500	2021	101	97,400	2020	101	92,400					
	10040	0162	10-23-1997	U	I	79,000			101	91,600		101	84,800		101	84,800					
	10040	0160	10-23-1997	U	I	1	1A		101	500		101	500		101	500					
	08956	0399	09-30-1994	U	I	1	1A	Total		193,600	Total		182,700	Total		177,700					
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) 113,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 100,700 Special Land Value 0 Total Appraised Parcel Value 214,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 214,200												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing			Batch														
0001				101			MA														
NOTES																					
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							
201901580	04-26-2019	91	INSULATION	3,399	05-22-2018	0	05-22-2018	ADDING TO EXISTI VINYL REPLCMNT	06-10-2019			334	2	MEASURED							
201702265	08-17-2017	12	REROOF	1,583		05-22-2018			100	05-22-2018				400	15	PERMIT VISIT					
218	07-30-2002	11	POOL	4,000		11-03-2016								317	2	MEASURED					
146	06-13-2001	21	SIDING	9,659		04-05-2004								250	22	MAILER SENT					
135	06-08-2001	17	DECK	1,500		03-24-2004								311	2	MEASURED					
100	05-09-2001	25	WINDOWS	5,000		01-07-2003								274	15	PERMIT VISIT					
									02-05-2002			274	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				10,019 SF	10.05	1.000	5	LAND	1.00	MA	1.00			0		1.000	10.05	100,700
Total Card Land Units							0.23	AC	Parcel Total Land Area: 0.23							Total Land Value					100,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	138.91	
Interior Floor 2	4	CARPET	RCN	179,410	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1968	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	2		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	4		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	113,000	
FBM Sqft	605		Dep % Ovr		
FBM Quality	3		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
02	SHED/FR			L	96	7.48	2000	70	0.00	GD	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		32.10	27,737	
FFL	1ST FLOOR	890	890		160.33	142,694	
WDK	WOOD DECK	0	280		32.07	8,979	
Ttl Gross Liv / Lease Area		890	2,034			179,410	

