

Property Location

31 GREENACRE LN

Map ID

26/ 49/ 16/ /

Bldg Name

State Use

101

Vision ID

1833

Account #

1869

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/13/2023 8:59:31 P

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
AYERS NOEL S						Description	Code	Appraised	Assessed													
	TOPO WET	EASEMENT	TRAFFIC	CORNER		RESIDNTL.	101	174800	174,800													
						RES LAND	101	110700	110,700													
						RESIDNTL.	101	5700	5,700													
31 GREENACRE LN	DRAINAGE		VIEW	COMMUNITY																		
SUPPLEMENTAL DATA																						
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		291,200	291,200													
GIS ID F_380944_2852201																						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
AYERS NOEL S SMITH LEO R + PATRICIA, HARBECK MARY ELLEN + HARBECK MARY ELLEN + HARBECK	11019	0148	11-30-1999	U	I	134,000		Year	Code	Assessed	Year	Code	Assessed									
	09418	0156	03-15-1996	U	I	1	1A	2023	101	160,200	2022	101	143,100									
	09212	0088	08-01-1995	U	I	1	1A		101	100,700		101	91,500									
	07051	0322	12-29-1988	U	I	44,500	1J		101	4,800		101	4,800									
	06562	0551	07-17-1987	U	I	1	1A															
Total								265,700		Total		239,400										
Total										Total		226,600										
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																						
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY												
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)				174,800										
0001				101		MA		Appraised Xf (B) Value (Bldg)				0										
								Appraised Ob (B) Value (Bldg)				5,700										
								Appraised Land Value (Bldg)				110,700										
								Special Land Value				0										
								Total Appraised Parcel Value				291,200										
								Valuation Method				C										
								Adjustment														
								Net Total Appraised Parcel Value				291,200										
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								
201702392	08-30-2017	12	REROOF	23,000	05-22-2018	100	05-22-2018	POOL A HST ADDIT	05-22-2017			400	15	PERMIT VISIT								
118	05-01-1989	MN	Manual Note	3,500					12-12-2014				317	2	MEASURED							
25	01-01-1984	MN	Manual Note						10-21-2003				274	3	MEAS+INSPCTD							
									04-01-1992				131	2	MEASURED							
									01-17-1992				107	22	MAILER SENT							
									04-11-1990			131	15	PERMIT VISIT								
									02-22-1985			500	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				9,872 SF	11.21	1.000	5	LAND	1.00	MA	1.00			0		1.000	11.21	110,700	
Total Card Land Units							0.23 AC	Parcel Total Land Area: 0.23							Total Land Value							110,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	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	2	CONC BLOCK	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	3	HARDWOOD	Adj Base Rate	125.31	
Interior Floor 2	5	LINO/VINYL	RCN	277,497	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1941	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	7		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	174,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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	240	32.00	1941	60	0.00	AV	F	0.90	4,100
07	POOLA-C	OB	Outbuildi	L	24	69.00	1989	10	0.00	VP	A	1.00	200
22	WOOD DK			L	154	15.00	1989	60	0.00	AV	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		27.71	27,376	
EFB	ENCL PORCH	0	96		69.13	6,637	
FFL	1ST FLOOR	988	988		138.26	136,605	
TQS	3/4 STORY	741	988		103.70	102,454	
WDK	WOOD DECK	0	160		27.65	4,424	
Ttl Gross Liv / Lease Area		1,729	3,220			277,497	

