

Property Location		41-43 PLEASANT ST		Map ID		27/ 84/ 0/ /		Bldg Name		State Use 104	
Vision ID		2061		Account #		2098		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/13/2023 10:00:21	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
NOEL THOMAS NOEL ANGELYN M 73 BAYBERRY RD HAMPDEN MA 01036 GIS ID F_382086_2850165		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	104	199400	199,400		
						RES LAND	104	101000	101,000		
		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		300,400	300,400

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NOEL THOMAS NOEL THOMAS QUILLING MARY ANNE + RINTOUL M ISABELLE HEIRS RINTOUL ARCHIE T +		24423	0578	02-28-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		09878	0522	05-30-1997	U	I	115,000		2023	104	182,900	2022	104	164,300	2021	104	158,300
		09271	0556	10-06-1995	U	I	1	1A		104	91,700		104	83,300		104	77,300
		08112	0106	07-16-1992	U	I	1	1A						104	700		
		01824	0179	05-15-1946	U	I	0		Total		274,600	Total		247,600	Total		236,300

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	
0001				104												MA	

NOTES										Appraised BLDG. Value (Card) 199,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 101,000 Special Land Value 0 Total Appraised Parcel Value 300,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 300,400									

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					
									04-20-2021			333	14	INSPECTED					
									08-20-2019			334	2	MEASURED					
									01-27-2012			317	16	FIELDREV CHG					
									03-23-2004			250	22	MAILER SENT					
									10-21-2003			274	2	MEASURED					
									05-18-1992			131	1	LEFT NOTICE					
									02-10-1981			500	3	MEAS+INSPCTD					

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	104	TWO FAM	RC				12,528 SF	8.95	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	8.06	101,000	
Total Card Land Units							0.29	AC	Parcel Total Land Area: 0.29							Total Land Value							101,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	MULTI-CONV	Basement Floor		
Model	03	MULTI-FAMILY	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	2	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			104	TWO 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	2	SOFTWOOD	Adj Base Rate	106.05	
Interior Floor 2			RCN	316,487	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1900	
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	0		Depreciation %	37	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	199,400	
FBM Sqft			Dep % Ovr		
FBM Quality			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	208	832		29.39	24,454	
BMT	BASEMENT	0	1,196		23.49	28,098	
EPF	ENCL PORCH	0	80		58.78	4,703	
FFL	1ST FLOOR	1,336	1,336		117.57	157,068	
OPF	OPEN PORCH	0	368		11.82	4,350	
SFL	2ND FLOOR	832	832		117.57	97,815	
Ttl Gross Liv / Lease Area		2,376	4,644			316,487	

