Property Location 41 CARVILL AV | Map ID 28A/ 44/ 192/ / | Bldg Name | State Use 101
Vision ID 2215 | Account # 2253 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/13/2023 10:25:43

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
MERRICK MICHELLE				
C/O TRANGHESE MICHELLE	TOPO WET	EASEMENT	TRAFFIC	CORNER
41 CARVILL AV	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA	
Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_380960_2847833

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	401500	401,500
RES LAND	101	101800	101,800
RESIDNTL.	101	11700	11,700
		Total	515,000	515,000

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MERRICK MICHELLE	23453	0203	10-01-2020	U	I	430,000	1V
HUMPHRIES WILLIAM	22782	0493	07-31-2019	U	I	90,000	1V
GOLDBERG MICHAEL	14966	0528	04-05-2005	U	V	100	1B
HOCHBERG A + S DANE TRUSTEES,	09588	0438	08-13-1996	U	I	1	1
GOLDBERG MICHAEL D	09410	0583	03-07-1996	U	I	215,000	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	101	369,600	2022	101	333,400	2021	101	320,500
	101	92,600		101	84,100		101	78,000
	101	9,400		101	9,400		101	8,000
	Total	471,600		Total	426,900		Total	406,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	401,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	11,700
Appraised Land Value (Bldg)	101,800
Special Land Value	0
Total Appraised Parcel Value	515,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	515,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202101254	04-12-2021	11	POOL	6,372	07-12-2021	100	07-12-2021	AG 28'
356	11-08-2005	20	WOOD STOVE	3,500				
71	05-05-1998	11	POOL	1,800				
185	07-01-1989	MN	Manual Note	80,000				ADDN
63	01-01-1984	MN	Manual Note					REPAIR

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
07-12-2021			334	15	PERMIT VISIT
05-01-2018			333	2	MEASURED
09-30-2010			311	14	INSPECTED
01-06-2006			311	15	PERMIT VISIT
03-12-2004			311	2	MEASURED
03-23-1999			105	15	PERMIT VISIT
01-16-1991			107	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				14,860	SF	7.61	1.000	5	LAND	0.90	MA	1.00	TOP2		0			1.000	6.85	101,800
						Total Card Land Units	0.34	AC	Parcel Total Land Area:	0.34												Total Land Value	101,800

Property Location	41 CARVILL AV		Map ID	28A/ 44/ 192/ /		Bldg Name	State Use 101
Vision ID 2215		Account # 2253		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/13/2023 10:25:44

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	2.00	2 STORY
Foundation	3	MASONRY
Exterior Wall 1	2	CLAPBOARD
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	3	
Half Baths	1	
Extra Fixtures	1	
Total Rooms	9	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	504	
FBM Quality	3	
Fireplaces	2	
WS Flues	1	
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

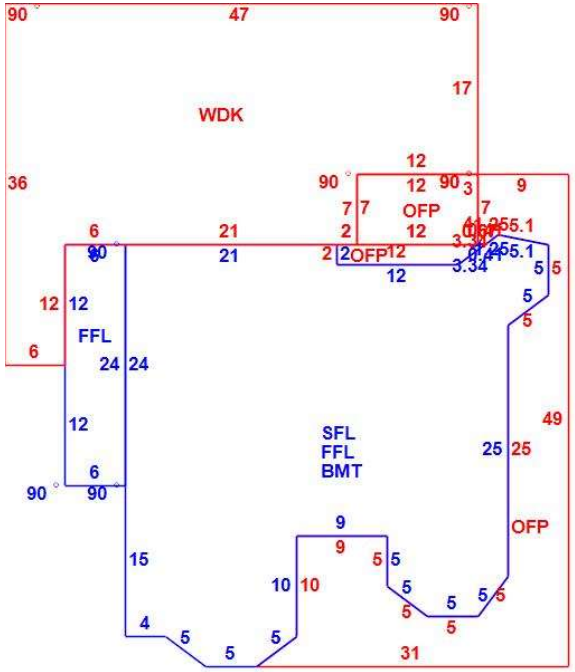
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	105.27
RCN	461,531
Net Other Adj	
Year Built	1918
Effective Year Built	2008
Depreciation Code	EX
Remodel Rating	04
Year Remodeled	2019
Depreciation %	13
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	87
RCNLD	401,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
31	BARN			L	900	20.00	1950	50	0.00	FR	A	1.00	9,000
02	SHED/FR			L	160	12.00	1998	70	0.00	GD	A	1.00	1,300
08	POOL A-O			L	28	69.00	2021	70	0.00	GD	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,385		26.58	36,811
FFL	1ST FLOOR	1,529	1,529		132.89	203,191
OFP	OPEN PORCH	0	592		13.24	7,841
SFL	2ND FLOOR	1,385	1,385		132.89	184,054
WDK	WOOD DECK	0	1,116		26.55	29,635
	Ttl Gross Liv / Lease Area	2,914	6,007			461,531