

Property Location

191 CHESTNUT ST

Map ID

29/ 4/ 2/ /

Bldg Name

State Use

101

Vision ID

2265

Account #

2305

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/13/2023 10:33:17

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
DUNCAN PAULETTE B						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	180600	180,600													
					RES LAND	101	110600	110,600													
					RESIDNTL.	101	500	500													
191 CHESTNUT ST	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		291,700	291,700												
GIS ID F_380858_2846702																					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
DUNCAN PAULETTE B		24741	0502	09-27-2022	Q	I	275,000	00	Year	Code	Assessed	Year	Code	Assessed							
TOMROC HOLDINGS LLC		20109	0328	11-22-2013	U	I	129,000	1	2023	101	166,200	2022	101	161,500							
PATTENAUDE SCOTT		13712	0042	10-16-2003	U	I	181,500			101	99,600		101	90,700							
PROBERT BERYL M,		05628	0027	06-08-1984	U	I	55,000			101	300		101	300							
									Total		266,100	Total		252,500							
												Total		239,100							
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)					180,600								
0001				101		MA		Appraised Xf (B) Value (Bldg)					0								
								Appraised Ob (B) Value (Bldg)					500								
								Appraised Land Value (Bldg)					110,600								
								Special Land Value					0								
								Total Appraised Parcel Value					291,700								
								Valuation Method					C								
								Adjustment													
								Net Total Appraised Parcel Value					291,700								
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							
202100200	01-14-2021	91	INSULATION	4,238		0			06-10-2019			400	15	PERMIT VISIT							
201802482	07-25-2018	12	REROOF	7,250	06-10-2019	100	06-10-2019		04-08-2015			105	15	PERMIT VISIT							
201400085	01-22-2014	42	REPAIRS	10,000	04-22-2014	100	04-22-2014	ROOF, SIDING, DE	04-22-2014			105	15	PERMIT VISIT							
170	06-25-2004	11	POOL	200				27' ABV GRND	01-03-2005			311	15	PERMIT VISIT							
228	09-11-1996	MN	Manual Note	6,000				REROOF	03-18-2004			250	22	MAILER SENT							
									09-19-2003			274	2	MEASURED							
									12-31-1996			200	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				33,106 SF	3.71	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	3.34	110,600
Total Card Land Units							0.76	AC	Parcel Total Land Area: 0.76							Total Land Value					110,600

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	1.50	1 1/2 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	4	CARPET	Adj Base Rate	133.84	
Interior Floor 2	3	HARDWOOD	RCN	257,972	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1941	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating	04	
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	180,600	
FBM Sqft	300		Dep % Ovr		
FBM Quality	3		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
02	SHED/FR			L	72	12.00	1972	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	600		31.08	18,649	
FFL	1ST FLOOR	1,149	1,149		155.40	178,560	
HST	HALF STORY	300	600		77.70	46,621	
STG	STORAGE	0	72		62.59	4,507	
WDK	WOOD DECK	0	308		31.28	9,635	
Ttl Gross Liv / Lease Area		1,449	2,729			257,972	

