

Property Location

45 VAN DYKE RD

Map ID

2A/ 1/ 391/ /

Bldg Name

State Use

101

Vision ID

2308

Account #

2348

Bldg #

1

Sec #

1

of

1

Card #

1

of

1

Print Date

11/13/2023 10:40:14

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
GODBOUT KAREN 45 VAN DYKE RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	149700	149,700														
						RES LAND	101	65500	65,500														
						RESIDNTL.	101	10300	10,300														
		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#																	
GIS ID F_374691_2855488						Total				225,500	225,500												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
GODBOUT KAREN BEERY DANA D BEERY DANA D + FORNI LISA D BEERY,DANA D BEERY,DAVID C		22335	0074	08-29-2018	U	I	110,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		22260	0214	07-11-2018	U	I	100	1A	2023	101	138,000	2022	101	124,100	2021	101	88,500						
		17501	0066	10-08-2008	U	I	1	1A		101	59,600		101	54,200		101	50,200						
		17458	0600	09-05-2008	U	I	1	1		101	8,900		101	8,900		101	26,100						
		02888	0249	07-05-1962	U	I	0		Total		206,500	Total		187,200	Total		164,800						
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)								149,700					
0001				101		MF				Appraised Xf (B) Value (Bldg)								0					
										Appraised Ob (B) Value (Bldg)								10,300					
										Appraised Land Value (Bldg)								65,500					
										Special Land Value								0					
										Total Appraised Parcel Value								225,500					
										Valuation Method								C					
										Adjustment													
										Net Total Appraised Parcel Value								225,500					
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									
202002067	07-10-2020	21	SIDING	16,000	06-28-2021	100	06-28-2021	6 WINDOWS, SIDIN ASSUMED COMPL KITCHEN & BATH (	06-28-2021			400	15	PERMIT VISIT									
202002054	07-09-2020	25	WINDOWS	20,000	06-28-2021	100	06-28-2021		06-27-2019			400	15	PERMIT VISIT									
201901452	04-25-2019	91	INSULATION	7,000	06-27-2019	100	06-27-2019		05-30-2019			334	15	PERMIT VISIT									
201802791	09-13-2018	5	DEMOLITION	5,000	05-30-2019	100	05-30-2019		03-14-2018			333	2	MEASURED									
									04-09-2004			316	3	MEAS+INSPCTD									
									05-15-1980			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	101	ONE FAM	RC				3,974 SF	21.69	0.760	3	LAND	1.00	MF	1.00			0		1.000	16.48	65,500		
Total Card Land Units							0.09	AC	Parcel Total Land Area: 0.09							Total Land Value							65,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	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	3	ALUMINUM	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	123.41	
Interior Floor 2	3	HARDWOOD	RCN	194,394	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1929	
AC Type	03	FULL	Effective Year Built	1998	
Bedrooms	3		Depreciation Code	GV	
Full Baths	1		Remodel Rating	03	
Half Baths	0		Year Remodeled	2020	
Extra Fixtures	1		Depreciation %	23	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	149,700	
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	480	32.00	1930	60	0.00	AV	A	1.00	9,200
19	PATIO			L	224	8.00	2016	60	0.00	AV	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,012		28.41	28,746	
EFB	ENCL PORCH	0	112		71.15	7,969	
FFL	1ST FLOOR	1,108	1,108		142.31	157,678	
Ttl Gross Liv / Lease Area		1,108	2,232			194,394	

