

Property Location

86 VAN DYKE RD

Map ID

2A/ 10/ 363/ /

Bldg Name

State Use

101

Vision ID

2309

Account #

2349

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/13/2023 10:40:25

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
NABEREZNY JOHN JR NABEREZNY ESTHER L 86 VAN DYKE RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	173600	173,600												
						RES LAND	101	78900	78,900												
						RESIDNTL.	101	3400	3,400												
		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_374784_2855103						Total 255,900 255,900															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
NABEREZNY JOHN JR		03327	0322	04-02-1968	U	I	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
								2023	101	159,700	2022	101	143,100	2021	101	137,300					
									101	71,700		101	65,200		101	60,400					
									101	2,300		101	2,300		101	2,300					
						Total		233,700		Total		210,600		Total		200,000					
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)							173,600						
0001				101		MF		Appraised Xf (B) Value (Bldg)							0						
NOTES 2016 REMOVED POOL, UNABLE TO VERIFY									Appraised Ob (B) Value (Bldg)							3,400					
									Appraised Land Value (Bldg)							78,900					
									Special Land Value							0					
									Total Appraised Parcel Value							255,900					
									Valuation Method							C					
									Adjustment												
									Net Total Appraised Parcel Value							255,900					
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							
201500730	04-08-2015	5	DEMOLITION	6,900	05-13-2016	100	05-13-2016	POOL (ASSUMED C	05-13-2016			317	15	PERMIT VISIT							
219	09-17-2009	25	WINDOWS	750		0			01-25-2007			311	2	MEASURED							
370	11-10-2006	1	PORCH	10,395		0		9` X 19` SUNROOM	01-25-2007			311	15	PERMIT VISIT							
227	09-11-1996	MN	Manual Note	10,000				REPLACE	06-02-2004			319	14	INSPECTED							
92	04-01-1995	MN	Manual Note	15,000				ADDITION	04-16-2004			250	22	MAILER SENT							
335	01-01-1987	MN	Manual Note					REMODEL	04-13-2004			316	2	MEASURED							
30	01-01-1983	MN	Manual Note					SHED	12-17-1996			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	RC				4,786 SF	21.69	0.760	3	LAND	1.00	MF	1.00			0		1.000	16.48	78,900
Total Card Land Units							0.11	AC	Parcel Total Land Area:				0.11	Total Land Value							78,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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	129.80	
Interior Floor 2			RCN	248,002	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1949	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	2		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	173,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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	224	12.00	1983	70	0.00	GD	A	1.00	1,900
14	SCRN HSE			L	96	20.00	1977	60	0.00	AV	A	1.00	1,200
02	SHED/FR			L	35	12.00	1977	70	0.00	GD	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,139		29.89	34,042	
EFB	ENCL PORCH	0	157		75.13	11,795	
FFL	1ST FLOOR	1,346	1,346		149.31	200,970	
OFF	OPEN PORCH	0	79		15.12	1,194	
Ttl Gross Liv / Lease Area		1,346	2,721			248,002	

