

Property Location

256 MAPLESHADE AV

Map ID

36/ 22/ 173/ /

Bldg Name

State Use

101

Vision ID

2942

Account #

2992

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:22:04

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW																									
LAROCK THOMAS W LAROCQUE SUZANNE L 256 MAPLESHADE AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed																										
						RESIDNTL.	101	210900	210,900																										
						RES LAND	101	104600	104,600																										
						RESIDNTL.	101	2300	2,300																										
		DRAINAGE		VIEW	COMMUNITY																														
		SUPPLEMENTAL DATA																																	
		Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
GIS ID F_384257_2853627						Total				317,800	317,800																								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																											
LAROCK THOMAS W MACLEOD DAVID A,		14187	0024	05-19-2004	U	I	242,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																		
		05665	0554	08-10-1984	U	I	70		2023	101	194,100	2022	101	174,900	2021	101	168,000																		
										101	95,000		101	86,300		101	80,000																		
										101	1,400		101	1,400		101	1,400																		
		Total						Total		290,500	Total		262,600	Total		249,400																			
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																																			
Nbhd		Nbhd Name		Tracing		Batch																													
0001				101		MA																													
NOTES																																			
																												Appraised BLDG. Value (Card) 210,900							
																												Appraised Xf (B) Value (Bldg) 0							
																		Appraised Ob (B) Value (Bldg) 2,300																	
																		Appraised Land Value (Bldg) 104,600																	
																		Special Land Value 0																	
																		Total Appraised Parcel Value 317,800																	
																		Valuation Method C																	
																		Adjustment																	
																		Net Total Appraised Parcel Value 317,800																	
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																					
B-23-134	02-27-2023	91	INSULATION	4,900		0			07-02-2020			334	15	PERMIT VISIT																					
201902314	07-08-2019	8	RENOVATION	5,200	07-02-2020	100	10-04-2019	2ND FLR BTHRM, R	06-02-2014			317	15	PERMIT VISIT																					
201400705	03-31-2014	7	REMODEL	20,000	06-02-2014	100	06-02-2014	KITCHEN	01-09-2003			274	14	INSPECTED																					
52	04-01-1993	MN	Manual Note	1,600				SHED	12-13-2002			250	22	MAILER SENT																					
145	06-01-1989	MN	Manual Note	3,600				POOLA	12-10-2002			274	2	MEASURED																					
70	04-01-1988	MN	Manual Note	38,000				ADDITION	02-10-1994			105	15	PERMIT VISIT																					
									02-20-1992			170	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	RA				21,054 SF	5.52	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	4.97	104,600														
Total Card Land Units							0.48	AC	Parcel Total Land Area:							0.48	Total Land Value							104,600											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	123.58	
Interior Floor 1	3	HARDWOOD	RCN	301,260	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1955	
Heat Type	1	FORCED H/A	Effective Year Built	1991	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	30	
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	70	
Extra Kitchens	0		RCNLD	210,900	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	432		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	120	12.00	1993	70	0.00	GD	A	1.00	1,000
22	WOOD DK			L	144	15.00	1990	60	0.00	AV	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,440		28.75	41,394	
FFL	1ST FLOOR	1,440	1,440		143.73	206,972	
HST	HALF STORY	288	575		71.99	41,394	
WDK	WOOD DECK	0	398		28.89	11,498	
Ttl Gross Liv / Lease Area		1,728	3,853			301,260	

