

Property Location

43 MEADOW RD

Map ID

36/ 42/ 159/ /

Bldg Name

State Use

101

Vision ID

2967

Account #

3017

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:26:05

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
DURANT THAYER GINA M 43 MEADOW RD EAST LONGMEADOW MA 01028 GIS ID F_384662_2853930		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	213700	213,700				
						RES LAND	101	137000	137,000				
						RESIDNTL.	101	2700	2,700				
		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#							
						Total				353,400	353,400		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DURANT THAYER GINA M CHAMPAGNE DAVID R LANE,PEARLE B LANE PAUL R + PEARLE B,		23344	0020	07-31-2020	Q	I	315,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		17725	0211	04-03-2009	U	I	1	1A	2023	101	196,400	2022	101	177,700	2021	101	170,500
		BK10	0000	12-29-1997	U	I	1	1A	101	124,300	101	112,400	101	104,000			
		02753	0152	07-05-1960	U	I	0		101	500	101	500	101	500			
								Total		321,200	Total		290,600	Total		275,000	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 213,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,700 Appraised Land Value (Bldg) 137,000 Special Land Value 0 Total Appraised Parcel Value 353,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 353,400									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
Total																	

ASSESSING NEIGHBORHOOD							
Nbhd		Nbhd Name		Tracing		Batch	
0001				101		MG	

NOTES															

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	
202100122	01-08-2021	91	INSULATION	10,000		0			05-13-2016			317	15	PERMIT VISIT	
201502421	08-17-2015	21	SIDING	10,000	05-13-2016	100	05-13-2016	INCLUDES 16 WIND	12-28-2012			317	2	MEASURED	
107	01-01-1986	MN	Manual Note					FAMILY RM	12-19-2002			274	14	INSPECTED	
									12-13-2002			250	22	MAILER SENT	
									12-12-2002			274	2	MEASURED	
									02-21-1992			170	3	MEAS+INSPCTD	
									10-16-1980			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	RA				16,826 SF	6.78	1.200	7	LAND	1.00	MG	1.00			0		1.000	8.14	137,000		
Total Card Land Units							0.39	AC	Parcel Total Land Area: 0.39							Total Land Value							137,000

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	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	121.72	
Interior Floor 2	4	CARPET	RCN	305,339	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1956	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths			Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		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	70	
Extra Kitchen St			RCNLD	213,700	
FBM Sqft	400		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
19	PATIO			L	144	8.00	1965	60	0.00	AV	A	1.00	700
02	SHED/FR			L	192	12.00	2020	70	0.00	GD	G	1.25	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		27.72	25,283	
FFL	1ST FLOOR	1,304	1,304		138.92	181,147	
GAR	GARAGE	0	308		55.48	17,087	
TQS	3/4 STORY	445	593		104.25	61,818	
UTQ	UNFIN TQS	0	319		62.71	20,004	
Ttl Gross Liv / Lease Area		1,749	3,436			305,339	

