

Property Location

195 PLEASANT ST

Map ID

37/ 40/ 2/ /

Bldg Name

State Use

101

Vision ID

3057

Account #

3107

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:41:21

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
KNEE ALEXANDER B KNEE NICOLE B 195 PLEASANT ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDENTL.	101	278600	278,600													
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	108100	108,100													
		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		386,700	386,700											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
KNEE ALEXANDER B SECRETARY OF HOUSING + URBAN ,DEVE SECRETARY OF HOUSING + URBAN ,DEVE D'ANGELO,MARC MUSHENKO LAURA T +,		12279	0164	04-19-2002	U	I	161,500	1S	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		12112	0309	01-15-2002	U	I	1	1F	2023	101	255,300	2022	101	231,600	2021	101	221,800					
		11662	0067	05-29-2001	U	I	143,282	1L		101	97,400		101	88,800		101	82,000					
		10276	0482	05-08-1998	U	I	120,000															
		09179	0509	07-07-1995	U	I	106,000															
Total								352,700		Total		320,400		Total		303,800						
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)								278,600						
0001				101		MA		Appraised Xf (B) Value (Bldg)								0						
NOTES										Appraised Ob (B) Value (Bldg)								0				
										Appraised Land Value (Bldg)								108,100				
										Special Land Value								0				
										Total Appraised Parcel Value								386,700				
										Valuation Method								C				
										Adjustment												
										Net Total Appraised Parcel Value								386,700				
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								
201500635	04-01-2015	25	WINDOWS	4,731	05-13-2016	100	05-13-2016	LWR LEVEL TWO C	05-13-2016			317	15	PERMIT VISIT								
201402575	09-26-2014	91	INSULATION	1,628	06-27-2014	0	06-27-2014		06-27-2014			317	15	PERMIT VISIT								
201302617	09-11-2013	4	ADDITION	116,000		06-05-2013					105	15	PERMIT VISIT									
201203122	09-17-2012	25	WINDOWS	1,992		01-07-2009					317	15	PERMIT VISIT									
357	11-12-2008	25	WINDOWS	3,301		01-07-2009					317	15	PERMIT VISIT									
7	01-21-2004	7	REMODEL	5,000			OC 8/5/2005	01-30-2006			311	14	INSPECTED									
									01-30-2006			311	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				28,000 SF	4.29	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	3.86	108,100
Total Card Land Units							0.64	AC	Parcel Total Land Area: 0.64							Total Land Value					108,100	

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State Use 101
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	05	CAPE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	2		
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		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		113.63	
Interior Floor 1	3	HARDWOOD	RCN		352,614	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1976	
Heat Type	1	FORCED H/A	Effective Year Built		2000	
AC Type	03	FULL	Depreciation Code		GV	
Bedrooms	4		Remodel Rating		04	
Full Baths	1		Year Remodeled		2013	
Half Baths	1		Depreciation %		21	
Extra Fixtures	0		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style	F	FAIR	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		79	
Extra Kitchens	0		RCNLD		278,600	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	1		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
SHW	Solar Hot Wa			B	1	1.00	1999	79	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		25.08	24,076	
FFL	1ST FLOOR	1,573	1,573		125.40	197,248	
GAR	GARAGE	0	613		50.12	30,722	
TQS	3/4 STORY	720	960		94.05	90,285	
WDK	WOOD DECK	0	409		25.14	10,282	
Ttl Gross Liv / Lease Area		2,293	4,515			352,614	

