

Property Location

167 PLEASANT ST

Map ID

37/ 45/ 0/ /

Bldg Name

State Use

101

Vision ID

3065

Account #

3115

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:42:41

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																							
RINKAVAGE ANDREW S 167 PLEASANT ST EAST LONGMEADOW MA 01028 GIS ID F_383932_2851617		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																									
										RESIDNTL.		101		158400		158,400																									
		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		266,500		266,500																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
RINKAVAGE ANDREW S VERTERAMO MICHAEL P HEALD THEO RUTH,ESTATE OF				22708		0235		06-14-2019		Q		I		200,000		00		Year		Code		Assessed		Year		Code		Assessed													
				19606		0101		12-21-2012		U		I		130,000		1		2023		101		145,400		2022		101		131,000													
				02723		0490		01-11-1960		U		I		0						101		97,400		101		88,800		2021		101		125,600									
																		Total		242,800		Total		219,800		Total		207,600													
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int															
																		APPRAISED VALUE SUMMARY																							
																		Appraised BLDG. Value (Card)										158,400													
																		Appraised Xf (B) Value (Bldg)										0													
																		Appraised Ob (B) Value (Bldg)										0													
																		Appraised Land Value (Bldg)										108,100													
																		Special Land Value										0													
																		Total Appraised Parcel Value										266,500													
																		Valuation Method										C													
																		Adjustment																							
																		Net Total Appraised Parcel Value										266,500													
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													
B-23-453		06-27-2023		17		DECK		2,500				0				REPLACE WDK		08-20-2019						334		2		MEASURED													
201702690		10-19-2017		91		INSULATION		2,948				0						11-15-2013						317		2		MEASURED													
																		11-21-2002						274		3		MEAS+INSPCTD													
																		02-10-1992						105		3		MEAS+INSPCTD													
																		10-09-1980						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								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					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	5	LINO/VINYL
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE			
Roof Cover	1	ASPHALT SH			
Interior Wall 1	2	PLASTER			
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	126.16	
Interior Floor 2	4	CARPET	RCN	277,981	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1949	
AC Type	03	FULL	Effective Year Built	1978	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	43	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	158,400	
FBM Sqft	717		Dep % Ovr		
FBM Quality	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,276		28.26	36,056	
FFL	1ST FLOOR	1,124	1,124		141.39	158,927	
GAR	GARAGE	0	252		56.67	14,281	
HST	HALF STORY	464	928		70.70	65,607	
WDK	WOOD DECK	0	110		28.28	3,111	
Ttl Gross Liv / Lease Area		1,588	3,690			277,981	

