

Property Location 80 AVERY ST		Map ID 3B/ 108/ 1/ /		Bldg Name		State Use 101											
Vision ID 3266		Account # 3319		Sec # 1 of 1		Print Date 11/14/2023 1:16:44 A											
		Bldg # 1		Card # 1 of 1													
CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW							
SISTARE DEBORAH C 80 AVERY ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed								
						RESIDNTL.	101	178400	178,400								
						RES LAND	101	116400	116,400								
		DRAINAGE		VIEW	COMMUNITY												
		SUPPLEMENTAL DATA															
		Alt Prcl ID		Received													
		SP Permit		NIA													
		Chapter Land		Field 8													
		OC Dates		Field 9													
		In+Ex FY		Field 10													
GIS ID F_375666_2852262		Mailed		Assoc Pid#													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SISTARE DEBORAH C KALMBACH MICHAEL J + BOUSQUET LANGFORD		08970	0306	10-18-1994	U	I	134,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		06460	0401	04-24-1987	U	I	129,900		2023	101	166,800	2022	101	157,300	2021	101	151,400
		06183	0465	08-08-1986	U	V	40,000			101	105,900		101	95,300		101	88,200
		00000	0000		U		0										
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	2		
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2	8	BRICK VENR	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		140.19	
Interior Floor 1	4	CARPET	RCN		244,432	
Interior Floor 2			Net Other Adj			
Heat Fuel	1	OIL	Year Built		1986	
Heat Type	1	FORCED H/A	Effective Year Built		1994	
AC Type	03	FULL	Depreciation Code		AG	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		27	
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		73	
Extra Kitchens	0		RCNLD		178,400	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	546		Dep Ovr Comment			
FBM Quality	3		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,164	1,164		166.05	193,287	
LLV	LOWR LEVEL	0	1,092		41.51	45,333	
PAT	PATIO	0	140		8.30	1,162	
WDK	WOOD DECK	0	140		33.21	4,650	
Ttl Gross Liv / Lease Area		1,164	2,536			244,432	

