

Property Location

15 JAMES ST

Map ID

4/ 55B/ 1/ /

Bldg Name

State Use

101

Vision ID

3416

Account #

3471

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 1:41:43 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
SAWYER GERALD P SAWYER CYNTHIA M 15 JAMES ST EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	245700	245,700												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	118800	118,800												
										RESIDNTL.	101	1700	1,700												
		SUPPLEMENTAL DATA								Total				366,200		366,200									
GIS ID		F_376858_2851259		Mailed		Assoc Pid#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
SAWYER GERALD P				05589 0073		04-03-1984		U		I		73,000				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
																2023	101	228,200	2022	101	207,400	2021	101	198,700	
																	101	108,200		101	97,500		101	90,200	
																	101	1,400		101	1,400		101	1,400	
														Total		337,800		Total		306,300		Total		290,300	
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)										245,700	
0001						101				NA				Appraised Xf (B) Value (Bldg)										0	
														Appraised Ob (B) Value (Bldg)										1,700	
														Appraised Land Value (Bldg)										118,800	
														Special Land Value										0	
														Total Appraised Parcel Value										366,200	
														Valuation Method										C	
														Adjustment											
														Net Total Appraised Parcel Value										366,200	
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											
201700181	01-23-2017	91	INSULATION	2,837	03-22-2018	100	03-22-2018	NVC 19 REPLACE AG POOL GAR	03-22-2018			333	2	MEASURED											
229	07-19-2010	25	WINDOWS	9,715					12-02-2010				317	15	PERMIT VISIT										
87	04-01-1987	MN	Manual Note	10,000					05-06-2004				317	14	INSPECTED										
100	01-01-1986	MN	Manual Note						04-16-2004				250	22	MAILER SENT										
									03-29-2004				317	2	MEASURED										
									08-28-1990				131	4	INFO AT DOOR										
									01-23-1990				105	16	FIELDREV CHG										
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	RB				15,237 SF	7.43	1.050	6	LAND	1.00	NA	1.00			0		1.000	7.8	118,800				
							Total Card Land Units	0.35	AC	Parcel Total Land Area:				0.35								Total Land Value	118,800		

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		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		118.17	
Interior Floor 1	4	CARPET	RCN		319,073	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1983	
Heat Type	1	FORCED H/A	Effective Year Built		1998	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		23	
Extra Fixtures	0		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		77	
Extra Kitchens	0		RCNLD		245,700	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			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
08	POOL A-O			L	24	69.00	1987	60	0.00	AV	A	1.00	1,000
02	SHED/FR			L	96	12.00	1987	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		26.26	25,211	
FFL	1ST FLOOR	1,240	1,240		131.31	162,819	
GAR	GARAGE	0	528		52.47	27,706	
OFP	OPEN PORCH	0	28		14.07	394	
TQS	3/4 STORY	720	960		98.48	94,540	
WDK	WOOD DECK	0	320		26.26	8,404	
Ttl Gross Liv / Lease Area		1,960	4,036			319,073	

