

Property Location

31 JAMES ST

Map ID

4/ 58/ 3/ /

Bldg Name

State Use

101

Vision ID

3420

Account #

3475

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 1:42:22 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
FARBER BIANCA						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	309300	309,300													
					RES LAND	101	121100	121,100													
					RESIDNTL.	101	1500	1,500													
31 JAMES ST	DRAINAGE		VIEW	COMMUNITY																	
SUPPLEMENTAL DATA																					
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		431,900	431,900												
GIS ID F_376603_2851435																					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
FARBER BIANCA FENTON CHRISTOPHER M THOMAS MARK D, EDWARDS,RICHARD F JR EDWARDS,RICHARD F	22841	0135	09-06-2019	Q	I	384,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
	19887	0378	06-25-2013	Q	I	320,000	00	2023	101	284,400	2022	101	257,400	2021	101	247,000					
	16640	0261	04-23-2007	U	I	339,900			101	110,100		101	99,200		101	91,900					
	13906	0584	01-07-2004	U	I	1	1A		101	1,300		101	300		101	300					
	13053	0343	03-19-2003	U	I	224,000	1	Total		395,800	Total		356,900	Total		339,200					
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) 309,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,500 Appraised Land Value (Bldg) 121,100 Special Land Value 0 Total Appraised Parcel Value 431,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 431,900										
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		NA															
NOTES																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
202203001	11-03-2022	62	SOLAR	67,000	05-09-2023	100	03-30-2023	21'X52" ABOVE GR	05-09-2022			425	15	PERMIT VISIT							
202102218	06-21-2021	11	POOL	8,834	05-18-2022	100	05-18-2022		07-19-2019			334	2	MEASURED							
202000069	01-06-2020	91	INSULATION	2,100		0		SEE NOTES 15` X 30` ABV GRD	08-23-2013			317	3	MEAS+INSPCTD							
128	05-21-2007	7	REMODEL	15,000					12-26-2007			317	15	PERMIT VISIT							
76	04-22-2004	11	POOL	5,100					08-17-2006			311	14	INSPECTED							
211	08-18-2003	17	DECK	10,700					12-14-2004			311	15	PERMIT VISIT							
91	05-08-2003	4	ADDITION	47,000				OC 9/21/2003	06-30-2004			328	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				19,379 SF	5.95	1.050	6	LAND	1.00	NA	1.00		0	1.000	6.25	121,100		
Total Card Land Units							0.44	AC	Parcel Total Land Area:				0.44	Total Land Value							121,100

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	06		COLONIAL				Basement Floor	12	CONCRETE				
Model	01		RESIDENTIAL				Bsmt Garage	0					
Grade	C		AVERAGE				#Heat Sys	1.00					
Stories	2.00		2 STORY				Units	1					
Foundation	1		CONCRETE				MIXED USE						
Exterior Wall 1	4		VINYL				Code	Description			Percentage		
Exterior Wall 2							101	ONE FAM			100		
Roof Structure	3		GAMBREL								0		
Roof Cover	1		ASPHALT SH								0		
Interior Wall 1	1		DRYWALL				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate			110.58			
Interior Floor 1	3		HARDWOOD				RCN			396,581			
Interior Floor 2	4		CARPET				Net Other Adj						
Heat Fuel	2		GAS				Year Built			1974			
Heat Type	1		FORCED H/A				Effective Year Built			1999			
AC Type	03		FULL				Depreciation Code			GV			
Bedrooms	3						Remodel Rating						
Full Baths	3						Year Remodeled						
Half Baths	0						Depreciation %			22			
Extra Fixtures	2						Functional Obsol						
Total Rooms	6						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor			1			
Half Bath Style	G		GOOD				Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition			78			
Extra Kitchens	0						RCNLD			309,300			
Extra Kitchen St	N		NONE				Dep % Ovr						
FBM Sqft	594						Dep Ovr Comment						
FBM Quality	3						Misc Imp Ovr						
Fireplaces	2						Misc Imp Ovr Comment						
WS Flues	0						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
02	SHED/FR			L	64	12.00	2015	60	0.00	AV	A	1.00	500
07	POOL A-C	OB	Outbuildi	L	21	69.00	2022	70	0.00	GD	A	1.00	1,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	78	1.00	AV	A	0.00	0
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,436		25.27		36,283		
CFL	CATHEDRAL CE					572	572		130.18		74,462		
FFL	1ST FLOOR					1,088	1,088		126.42		137,546		
GAR	GARAGE					0	480		50.57		24,273		
OPF	OPEN PORCH					0	28		13.55		379		
SFL	2ND FLOOR					778	778		126.42		98,355		
WDK	WOOD DECK					0	999		25.31		25,284		
Ttl Gross Liv / Lease Area						2,438	5,381				396,581		

