

Property Location

255 VINELAND AV

Map ID

4/ 68/ 5/ /

Bldg Name

State Use

101

Vision ID

3431

Account #

3486

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 1:44:15 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
TIRSCH LINDA A 255 VINELAND AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	374300	374,300												
						RES LAND	101	113500	113,500												
						RESIDNTL.	101	2000	2,000												
		DRAINAGE		VIEW	COMMUNITY																
		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#															
GIS ID F_376837_2851463						Total				489,800	489,800										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
TIRSCH LINDA A TIRSCH LOUIS A RICHARD,KENNETH A RICHARD,KENNETH A RICHARD WILLIAM R + JEAN D,		24045	0188	08-06-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		16685	0096	05-14-2007	U	I	363,000		2023	101	342,900	2022	101	311,400	2021	101	298,300				
		13634	0103	09-30-2003	U	I	1	1		101	103,200		101	93,800		101	86,800				
		10250	0510	04-22-1998	U	I	1	1A		101	1,700		101	1,700		101	1,700				
		03384	0385	11-25-1968	U	I	0		Total		447,800	Total		406,900	Total		386,800				
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									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 374,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,000 Appraised Land Value (Bldg) 113,500 Special Land Value 0 Total Appraised Parcel Value 489,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 489,800												
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		MA															
NOTES																					
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-23-72	02-07-2023	62	SOLAR	64,000	05-25-2023	100	05-25-2023		05-25-2023			400	15	PERMIT VISIT							
B-23-75	02-05-2023	12	REROOF	23,000	05-25-2023	100	05-25-2023	ASSUME COMP PR	03-19-2018			333	3	MEAS+INSPCTD							
202200306	01-26-2022	9	ALTERATION	2,214		100		ASSUMED COMPL	05-11-2006			311	3	MEAS+INSPCTD							
201902782	09-01-2019	91	INSULATION	3,800		0			11-28-2005			311	15	PERMIT VISIT							
212	06-24-2005	11	POOL	6,000				OC 7/18/2005	11-02-1999			247	15	PERMIT VISIT							
181	08-09-1998	2	DWELLING	130,000					12-07-1998			105	2	MEASURED							
									04-29-1980			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	RB				15,589 SF	7.28	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.28	113,500
Total Card Land Units							0.36	AC	Parcel Total Land Area: 0.36							Total Land Value					113,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
Grade	C+	AVG. (+)	#Heat Sys	2.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE			
Exterior Wall 1	3	ALUMINUM	MIXED USE		
Exterior Wall 2			Code	Description	Percentage
Roof Structure	1	GABLE	101	ONE FAM	100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		108.18
Interior Floor 2	5	LINO/VINYL	RCN		435,177
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1998
AC Type	03	FULL	Effective Year Built		2007
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		14
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		86
Extra Kitchen St	N	NONE	RCNLD		374,300
FBM Sqft	200		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	0		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
07	POOL A-C	OB	Outbuildi	L	24	69.00	2004	70	0.00	GD	A	1.00	1,200
02	SHED/FR			L	96	12.00	2004	70	0.00	GD	A	1.00	800
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	86	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	1,500		26.02	39,029	
CFL	CATHEDRAL CE	144	144		133.71	19,254	
FFL	1ST FLOOR	1,378	1,378		130.10	179,275	
GAR	GARAGE	0	528		51.99	27,451	
OPF	OPEN PORCH	0	168		13.16	2,212	
SFL	2ND FLOOR	1,136	1,136		130.10	147,791	
WDK	WOOD DECK	0	775		26.02	20,165	
Ttl Gross Liv / Lease Area		2,658	5,629			435,177	

