

Property Location

151 OLD FARM RD

Map ID

41/ 4/ 36/ /

Bldg Name

State Use

101

Vision ID

3532

Account #

3588

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 2:02:02 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																																															
CARANDO CHRISTOPHER P CARANDO PATRICIA B 151 OLD FARM RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																																																	
										RESIDNTL.		101		460800		460,800																																																	
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		194700		194,700																																																	
										RESIDNTL.		101		300		300																																																	
		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								655,800		655,800																																													
GIS ID		F_384571_2844893																																																															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																																																	
CARANDO CHRISTOPHER P FRY,THOMAS C TORCIA,MICHAEL A DEPERGOLA FRANK, WARD JOSEPH E ETAL D/B/A				18341		0282		06-08-2010		U		I		501,000		1P 1B		Year		Code		Assessed		Year		Code		Assessed																																					
				13993		0278		03-03-2004		U		I		549,900				2023		101		428,200		2022		101		387,000		2021		101		371,400																															
				13063		0536		03-28-2003		U		V		125,000				101		177,100		101		181,900		101		168,300																																					
				08195		0592		10-08-1992		U		V		64,000				101		200		101		200		101		200																																					
				06972		0245		09-22-1988		U		I		1				Total		605,500		Total		569,100		Total		539,900																																					
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																		APPROAISED VALUE SUMMARY																																															
Nbhd				Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)														460,800																																			
0001								101				NS				Appraised Xf (B) Value (Bldg)														0																																			
NOTES SUB DIV #594 (FINISHED)																		Appraised Ob (B) Value (Bldg)														300																																	
																		Appraised Land Value (Bldg)														194,700																																	
																		Special Land Value														0																																	
																		Total Appraised Parcel Value														655,800																																	
																		Valuation Method														C																																	
																		Adjustment																																															
																		Net Total Appraised Parcel Value														655,800																																	
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																																					
201303136		12-13-2013		91		INSULATION		3,283				100		05-01-2014				08-14-2019						334		3		MEAS+INSPCTD																																					
392		12-06-2010		20		WOOD STOVE		5,000								FIREPLACE INSER		02-11-2011						317		16		FIELDREV CHG																																					
387		11-29-2010		25		WINDOWS		1,500								NVC 2 NEW		01-14-2011						317		15		PERMIT VISIT																																					
338		10-21-2010		54		FENCE		1,000								NVC MOVE EXISTI		12-09-2010						317		15		PERMIT VISIT																																					
270		10-10-2003		7		REMODEL		7,500								FINISH BMT OC 1/2		03-02-2006						311		3		MEAS+INSPCTD																																					
81		05-01-2003		2		DWELLING		250,000								OC 1/20/2004		02-14-2006						250		22		MAILER SENT																																					
																		01-22-2004						311		2		MEASURED																																					
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		RAA								40,000		SF		3.12		1.550		2		LAND		1.00		NS		1.00				0		1.000		4.84		193,600																									
1		101		ONE FAM		RAA								0.160		AC		7,000.00		1.000		0				1.00		NS		1.00				0		1.000		7,000		1,100																									
														Total Card Land Units														1.08		AC		Parcel Total Land Area:														1.08																Total Land Value		194,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	101.03	
Interior Floor 2	4	CARPET	RCN	517,710	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2003	
AC Type	03	FULL	Effective Year Built	2010	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	3		Depreciation %	11	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	89	
Extra Kitchen St			RCNLD	460,800	
FBM Sqft	661		Dep % Ovr		
FBM Quality	3		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
02	SHED/FR			L	36	12.00	2015	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,322		28.09	37,130	
FFL	1ST FLOOR	1,346	1,346		140.64	189,307	
GAR	GARAGE	0	648		56.21	36,427	
OFP	OPEN PORCH	0	28		15.07	422	
PAT	PATIO	0	168		6.70	1,125	
SFL	2ND FLOOR	1,088	1,088		140.64	153,020	
TQS	3/4 STORY	662	882		105.56	93,106	
WDK	WOOD DECK	0	256		28.02	7,173	
Ttl Gross Liv / Lease Area		3,096	5,738			517,710	

