

Property Location

163 OLD FARM RD

Map ID

41/ 5/ 38/ /

Bldg Name

State Use

101

Vision ID

3533

Account #

3589

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 2:02:14 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
BROWN LEE C BROWN SUSAN K 163 OLD FARM RD EAST LONGMEADOW MA 01028 GIS ID F_384417_2845075		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDENTL.		101		517,600		517,600																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		194,200		194,200																							
		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								711,800		711,800																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
BROWN LEE C KANE MICHAEL J WARD JOSEPH E ETAL D/B/A WARD		08214		0447		10-26-1992		U		V		70,000		1B		Year		Code		Assessed		Year		Code		Assessed													
		08201		0067		10-14-1992		U		V		56,100				2023		101		474,300		2022		101		437,800													
		06972		0245		09-22-1988		U		I		1						101		176,600		2021		101		181,400													
		00000		0000				U				0												101		167,800													
																Total		650,900		Total		619,200		Total		587,100													
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																																	
0001				101		NS																																	
NOTES														ADJUSTMENT																									
SUB DIV #594														Net Total Appraised Parcel Value										711,800															
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											
37		03-01-1993		MN		Manual Note		260,000								DWELLING		08-14-2019						334		3		MEAS+INSPCTD											
322		11-01-1992		MN		Manual Note		12,000								FONDATION		09-21-2012						317		2		MEASURED											
																		10-17-2002						274		3		MEAS+INSPCTD											
																		02-10-1994						105		2		MEASURED											
																		02-17-1993						131		15		PERMIT VISIT											
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								0.080 AC		7,000.00		1.000		0				1.00		NS		1.00				0		1.000		7,000		600	
Total Card Land Units														1.00		AC		Parcel Total Land Area:				1.00		Total Land Value										194,200					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#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	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		90.31
Interior Floor 1	4	CARPET	RCN		623,645
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1993
Heat Type	1	FORCED H/A	Effective Year Built		2004
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		17
Extra Fixtures	2		Functional Obsol		
Total Rooms	12		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		83
Extra Kitchens	0		RCNLD		517,600
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,096		25.32	53,079	
FFL	1ST FLOOR	2,105	2,105		126.68	266,661	
GAR	GARAGE	0	875		50.67	44,338	
HST	HALF STORY	438	875		63.41	55,486	
OPF	OPEN PORCH	0	276		12.85	3,547	
PAT	PATIO	0	440		6.33	2,787	
SFL	2ND FLOOR	28	28		126.68	3,547	
TQS	3/4 STORY	1,533	2,044		95.01	194,200	
Ttl Gross Liv / Lease Area		4,104	8,739			623,645	

