

Property Location

96 LEE ST

Map ID

54/ 11/ 2/ /

Bldg Name

State Use

101

Vision ID

4263

Account #

4332

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 6:34:31 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
MAZZA JAMES J MAZZA ANNE A 96 LEE ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	328100	328,100													
						RES LAND	101	129700	129,700													
						RESIDNTL.	101	700	700													
		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_386748_2843752						Total 458,500 458,500																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
MAZZA JAMES J ZIRAKIAN GREGORY G + RIMA, WEIR BRUCE W + SANDRA H CHAMPAGNE FETHER		12464	0446	07-25-2002	U	I	276,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		07982	0524	03-23-1992	U	I	220,000		2023	101	305,200	2022	101	278,500	2021	101	267,100					
		06792	0414	03-31-1988	U	I	269,000			101	116,900		101	105,700		101	97,700					
		06478	0371	05-07-1987	U	V	45,000			101	400		101	400		101	400					
		05881	0445	08-23-1985	U	I	55,000		Total		422,500	Total		384,600	Total		365,200					
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) 328,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 129,700 Special Land Value 0 Total Appraised Parcel Value 458,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 458,500													
Total																						
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		Tracing			Batch															
0001				101			MG															
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								
201501711	05-18-2015	91	INSULATION	2,489		0		SFR	07-03-2018			333	2	MEASURED								
218	07-01-1987	MN	Manual Note	130,000					04-03-2009				317	2	MEASURED							
									04-19-2002				250	22	MAILER SENT							
									04-11-2002				274	2	MEASURED							
									04-03-1992				170	3	MEAS+INSPCTD							
									11-17-1988				107	15	PERMIT VISIT							
								03-15-1988				130	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	RA				27,822 SF	4.31	1.200	7	LAND	1.00	MG	1.00			0 TRF2 0.9	1.000	4.66	129,700		
Total Card Land Units							0.64 AC	Parcel Total Land Area: 0.64							Total Land Value							129,700

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#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	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		111.73
Interior Floor 1	3	HARDWOOD	RCN		415,272
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1987
Heat Type	1	FORCED H/A	Effective Year Built		2000
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		79
Extra Kitchens	0		RCNLD		328,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft	674		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	1	YES	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	80	12.00	2000	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,348		27.65	37,275	
CFL	CATHEDRAL CE	360	360		142.27	51,219	
FFL	1ST FLOOR	988	988		138.06	136,399	
GAR	GARAGE	0	624		55.31	34,514	
OPF	OPEN PORCH	0	80		13.81	1,104	
PAT	PATIO	0	240		6.90	1,657	
SFL	2ND FLOOR	1,064	1,064		138.06	146,891	
WDK	WOOD DECK	0	224		27.73	6,213	
Ttl Gross Liv / Lease Area		2,412	4,928			415,272	

