

Property Location

278 MAPLE ST

Map ID

6/ 114/ 0/ /

Bldg Name

State Use

101

Vision ID

4522

Account #

4595

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 7:18:39 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
NADEAU DONALD R GREENING SUZANNE M + ET AL 278 MAPLE ST EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed														
										RESIDNTL.	101	108000	108,000														
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	110300	110,300														
										RESIDNTL.	101	7800	7,800														
		SUPPLEMENTAL DATA								Total				226,100		226,100											
GIS ID		F_375969_2848159		Mailed		Assoc Pid#																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
NADEAU DONALD R NADEAU DONALD R NADEAU RALPH J A				21645		0115		04-18-2017		U		I		0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				07171		0137		05-18-1989		U		I		0		1A		2023	101	98,900	2022	101	88,900	2021	101	85,100	
				03334		0327		05-03-1968		U		I		0				101	99,500		101	90,400		101	83,800		
																		101	6,500		101	6,500		101	6,500		
																Total		204,900		Total		185,800		Total		175,400	
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		Appraised BLDG. Value (Card)						108,000											
0001						101		MA		Appraised Xf (B) Value (Bldg)						0											
NOTES																Appraised Ob (B) Value (Bldg)						7,800					
																Appraised Land Value (Bldg)						110,300					
																Special Land Value						0					
																Total Appraised Parcel Value						226,100					
																Valuation Method						C					
																Adjustment											
																Net Total Appraised Parcel Value						226,100					
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												
201701470	05-18-2017	12	REROOF	5,500	05-22-2018	100	05-22-2018			05-22-2018			400	15	PERMIT VISIT												
										01-29-2016			105	14	INSPECTED												
										01-22-2016			105	2	MEASURED												
										03-26-2004			317	3	MEAS+INSPCTD												
										04-09-1992			170	3	MEAS+INSPCTD												
										04-01-1992			107	22	MAILER SENT												
										09-21-1990			131	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	RB				32,622 SF	3.76	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	3.38	110,300						
Total Card Land Units							0.75	AC	Parcel Total Land Area:				0.75	Total Land Value							110,300						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1			Adj Base Rate	148.18	
Interior Floor 2	4	CARPET	RCN	207,708	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1968	
AC Type	01	NONE	Effective Year Built	1973	
Bedrooms	3		Depreciation Code	FA	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	48	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	52	
Extra Kitchen St			RCNLD	108,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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
03	GARAGE	OB	Outbuildi	L	308	32.00	1968	60	0.00	AV	A	1.00	5,900
14	SCRN HSE			L	80	20.00	1968	60	0.00	AV	A	1.00	1,000
02	SHED/FR			L	72	12.00	1968	60	0.00	AV	A	1.00	500
40	LEAN-TO			L	80	8.00	1968	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,040		32.28	33,569	
FFL	1ST FLOOR	1,077	1,077		161.39	173,816	
OFF	OPEN PORCH	0	23		14.03	323	
Ttl Gross Liv / Lease Area		1,077	2,140			207,708	

