

Property Location
Vision ID

316 MAPLE ST
4529

Account #
4602

Map ID
6/ 120/ C/ /

Bldg #
1

Bldg Name
Sec # 1 of 1

Card #
1 of 1

State Use 101
Print Date 11/14/2023 7:24:02 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
BLUE RIDGE WILDER LLC 28 BROOKHAVEN DR EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed													
	TOPO WET	EASEMENT	TRAFFIC	CORNER		RESIDNTL.	101	316400	316,400													
						RES LAND	101	110400	110,400													
	DRAINAGE		VIEW	COMMUNITY		RESIDNTL.	101	29500	29,500													
SUPPLEMENTAL DATA					Total 456,300 456,300																	
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_375311_2848082																						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
BLUE RIDGE WILDER LLC OCONNOR GINA L OCONNOR KEVIN W O`CONNOR KEVIN W + GINA L GAUTHIER ELAINE	24792	0455	11-03-2022	Q	I	470,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
	23192	0255	05-01-2020	U	I	1	1A	2023	101	290,700	2022	101	197,300	2021	101	189,200						
	07772	0393	08-05-1991	U	I	1	1F		101	99,300		101	90,400		101	83,800						
	07521	0135	08-09-1990	U	I	155,000			101	26,800		101	26,800		101	26,800						
	03287	0245	09-14-1967	U	I	0		Total		416,800	Total		314,500	Total		299,800						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 316,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 29,500 Appraised Land Value (Bldg) 110,400 Special Land Value 0 Total Appraised Parcel Value 456,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 456,300														
Year	Code	Description	Amount	Code	Description	YEAR	Amount										Comm Int					
Total																						
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		Tracing		Batch																
0001				101		MA																
NOTES																						
WB SUB DIV #697 SUB DIV 642 + 671 12553SF 8-5-1991 DEED PARCEL C.																						
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								
201501585	05-07-2015	34	FIREPLACE	12,200	06-05-2015	100	06-05-2015	OUTDOOR	06-05-2015			317	15	PERMIT VISIT								
157	05-15-2008	11	POOL	16,000		0		16` X 32 INGROUN	10-07-2011			317	16	FIELDREV CHG								
202	06-20-2005	4	ADDITION	20,000				OC 8/19/2006 44` X	12-12-2008			317	15	PERMIT VISIT								
264	11-04-1999	4	ADDITION	10,000				BEDROOM WITH B	12-14-2006			311	15	PERMIT VISIT								
74	01-01-1985	MN	Manual Note					ADDITION	04-20-2006			311	15	PERMIT VISIT								
206	01-01-1982	MN	Manual Note					WOOD STOVE	12-08-2005			250	22	MAILER SENT								
									06-24-2004			317	16	FIELDREV CHG								
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				32,866 SF	3.73	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	3.36	110,400
Total Card Land Units							0.75	AC	Parcel Total Land Area: 0.75							Total Land Value					110,400	

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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+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		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	115.19	
Interior Floor 2			RCN	381,206	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1947	
AC Type	03	FULL	Effective Year Built	2004	
Bedrooms	4		Depreciation Code	VG	
Full Baths	3		Remodel Rating	04	
Half Baths	0		Year Remodeled	2005	
Extra Fixtures	1		Depreciation %	17	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	316,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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	912	32.00	1960	60	0.00	AV	A	1.00	17,500
02	SHED/FR			L	144	12.00	1960	60	0.00	AV	A	1.00	1,000
40	LEAN-TO			L	126	8.00	1975	60	0.00	AV	A	1.00	600
11	POOL I-V	OB	Outbuildi	L	512	29.00	2008	70	0.00	GD	A	1.00	10,400

BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value							
BMT	BASEMENT	0	1,649		28.60	47,168							
FFL	1ST FLOOR	2,299	2,299		142.93	328,606							
OFP	OPEN PORCH	0	164		13.94	2,287							
UCN	UNFIN CAN	0	444		7.08	3,145							

Ttl Gross Liv / Lease Area		2,299	4,556			381,206							
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