

Property Location

5 MARSHALL ST

Map ID

6/ 95/ 22/ /

Bldg Name

State Use

101

Vision ID

4635

Account #

4708

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 7:46:11 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
SAND JOSHUA F						Description	Code	Appraised	Assessed														
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	211400	211,400															
					RES LAND	101	108100	108,100															
					RESIDNTL.	101	2500	2,500															
5 MARSHALL ST	DRAINAGE		VIEW	COMMUNITY																			
SUPPLEMENTAL DATA																							
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		322,000	322,000														
GIS ID F_376617_2848301																							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
SAND JOSHUA F		24193	513	10-20-2021	U	I	285,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
SAND CHRISTOPHER J		18927	0186	09-26-2011	U	I	0	1	2023	101	181,500	2022	101	128,500	2021	101	123,100						
SAND CHRISTOPHER J ,		08021	0361	04-22-1992	U	I	117,000	1A		101	98,200		101	89,400		101	82,800						
SAND JOHN E		03022	0202	04-17-1964	U	I	0			101	1,600		101	600		101	600						
									Total		281,300	Total		218,500	Total		206,500						
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		MA																	
NOTES										Appraised BLDG. Value (Card) 211,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,500 Appraised Land Value (Bldg) 108,100 Special Land Value 0 Total Appraised Parcel Value 322,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 322,000													
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									
202200232	01-19-2022	4	ADDITION	11,000	07-05-2023	100	07-05-2023	FBM 912 SF	07-05-2023			334	15	PERMIT VISIT									
202103056	10-18-2021	10	SHED	3,000	01-26-2022	100	01-26-2022	240 SF SHED IN RE	06-16-2022		1	334	15	PERMIT VISIT									
201602260	08-01-2016	62	SOLAR	20,000	03-16-2017	100	03-16-2017		03-16-2017			317	15	PERMIT VISIT									
132	04-26-2006	25	WINDOWS	7,000					01-18-2007			311	3	MEAS+INSPCTD									
112	04-11-2006	4	ADDITION	25,000				16` X 20` FAM RM &	12-20-2006			311	15	PERMIT VISIT									
229	10-09-1998	12	REROOF	2,500				98 BP NVC	12-14-2006			311	15	PERMIT VISIT									
190	08-27-1997	7	REMODEL	16,000				REM BATH	12-14-2006			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	RB				16,258 SF	7.00	1.000	5	LAND	0.95	MA	1.00	BCOR		0		1.000	6.65	108,100		
Total Card Land Units							0.37	AC	Parcel Total Land Area: 0.37							Total Land Value							108,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	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	126.49	
Interior Floor 2	3	HARDWOOD	RCN	301,984	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1957	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
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	70	
Extra Kitchen St			RCNLD	211,400	
FBM Sqft	912		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1975	70	1.00			0.00	0
02	SHED/FR			L	240	12.00	2021	70	0.00	GD	G	1.25	2,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,232		30.92	38,096	
FFL	1ST FLOOR	1,232	1,232		154.86	190,792	
HST	HALF STORY	456	912		77.43	70,618	
OPF	OPEN PORCH	0	160		15.49	2,478	
Ttl Gross Liv / Lease Area		1,688	3,536			301,984	

