

Property Location 44 SOUTH BEND LN
Vision ID 4950

Account # 5027

Map ID 66/ 25/ 4/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/14/2023 8:41:06 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
BUTCHER ROBERT F BUTCHER LISA M 44 SOUTH BEND LANE EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed		
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	294800	294,800			
					RES LAND	101	135100	135,100			
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	16700	16,700			
SUPPLEMENTAL DATA					Total 446,600 446,600						
GIS ID F_388246_2845010		Mailed		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BUTCHER ROBERT F LELAS CHARLES J +, LELAS	10407	0195	08-14-1998	U	I	168,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
	06790	0555	03-30-1988	U	I		1 1A	2023	101	269,800	2022	101	245,600	2021	101	235,100
	05652	0217	07-17-1984	U	I		0 1A		101	122,500		101	110,400		101	102,200
									101	15,600		101	15,600		101	15,600
Total								Total		407,900	Total		371,600	Total		352,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
Total																	

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	Tracing	Batch	Appraised BLDG. Value (Card)		294,800					
0001		101	MG	Appraised Xf (B) Value (Bldg)		0					
				Appraised Ob (B) Value (Bldg)		16,700					
				Appraised Land Value (Bldg)		135,100					
				Special Land Value		0					
				Total Appraised Parcel Value		446,600					
				Valuation Method		C					
				Adjustment							
				Net Total Appraised Parcel Value		446,600					

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	
202203123	11-23-2022	20	WOOD STOVE	6,037		0	12-29-2022	WOOD STV INSERT	06-13-2019			400	15	PERMIT VISIT	
201802844	06-01-2018	25	WINDOWS	5,088	06-13-2019	100	08-13-2018	5 REPLACEMENT	03-01-2018			333	15	PERMIT VISIT	
201802049	06-01-2018	21	SIDING	8,800	06-13-2019	100	06-13-2019		04-17-2015			317	15	PERMIT VISIT	
201702368	08-23-2017	3	GARAGE	55,500	03-01-2018	100	03-01-2018	34X36 REPLACE E	02-09-2010			316	15	PERMIT VISIT	
255	10-28-2009	25	WINDOWS	4,296				4 REPLACEMENT	02-09-2010			316	15	PERMIT VISIT	
49	02-21-2008	25	WINDOWS	5,626				4 REPLACEMENT	01-03-2009			317	15	PERMIT VISIT	
124	05-17-2007	11	POOL	17,875				OC 5/21/2008 18'	03-13-2008			350	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	RA				25,680 SF	4.61	1.200	7	LAND	0.95	MG	1.00	SHP1		0		1.000	5.26	135,100
Total Card Land Units							0.59	AC	Parcel Total Land Area: 0.59							Total Land Value					135,100

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	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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		105.18
Interior Floor 2	3	HARDWOOD	RCN		398,375
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1986
AC Type	03	FULL	Effective Year Built		2000
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		5
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		74
Extra Kitchen St			RCNLD		294,800
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
02	SHED/FR	OB	Outbuildi	L	128	12.00	1987	60	0.00	AV	A	1.00	900
02	SHED/FR			L	100	12.00	2000	70	0.00	GD	A	1.00	800
41	IMP SHD			L	88	10.00	1990	60	0.00	AV	A	1.00	500
11	POOL I-V			L	648	29.00	2007	70	0.00	GD	A	1.00	13,200
19	PATIO			L	140	8.00	2007	60	0.00	AV	A	1.00	700
02	SHED/FR			L	80	12.00	2018	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,008		22.96	23,144
EFP	ENCL PORCH	0	144		57.29	8,249
FFL	1ST FLOOR	1,324	1,324		114.57	151,696
GAR	GARAGE	0	1,224		45.87	56,141
OPF	OPEN PORCH	0	136		11.79	1,604
SFL	2ND FLOOR	1,008	1,008		114.57	115,491
UHS	UNFIN HALF STORY	0	1,224		34.35	42,049
Ttl Gross Liv / Lease Area		2,332	6,068			398,375

