

Property Location

40 ALPINE AV

Map ID

15A/ 95/ A-R/ /

Bldg Name

State Use

101

Vision ID

546

Account #

559

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/13/2023 5:03:30 P

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
ROWE MICHAEL JOHN 40 ALPINE AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	222300	222,300														
						RES LAND	101	111100	111,100														
						RESIDNTL.	101	3500	3,500														
		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#				Total 336,900 336,900													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
ROWE MICHAEL JOHN CUTLER RONALD J CUTLER RONALD J KUZMENKO,VYACHESLAV BONO GERALD W,		22948	0296	11-12-2019	Q	I	299,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		22228	0492	06-22-2018	U	I	100	1A	2023	101	204,200	2022	101	183,300	2021	101	175,800						
		16770	0216	06-26-2007	U	I	280,000			101	101,000		101	91,900		101	85,000						
		16021	0345	06-27-2006	U	I	239,000	1		101	2,700		101	2,700		101	2,700						
		07722	0038	06-06-1991	U	I	1	1A	Total		307,900	Total		277,900	Total		263,500						
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		Appraised BLDG. Value (Card)									222,300						
0001				101		MA		Appraised Xf (B) Value (Bldg)									0						
								Appraised Ob (B) Value (Bldg)									3,500						
								Appraised Land Value (Bldg)									111,100						
								Special Land Value									0						
								Total Appraised Parcel Value									336,900						
								Valuation Method									C						
								Adjustment															
								Net Total Appraised Parcel Value									336,900						
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									
183	07-01-2010	11	POOL	2,000				18X33 ABOVE GRN	06-27-2019			334	2	MEASURED									
144	07-07-2009	54	FENCE	1,500				NVC	12-03-2010			317	15	PERMIT VISIT									
229	07-27-2007	25	WINDOWS	4,098				6 REPLACEMENT	12-03-2009			317	15	PERMIT VISIT									
									01-11-2008			317	15	PERMIT VISIT									
									05-11-2004			318	14	INSPECTED									
									04-02-2004			250	22	MAILER SENT									
									03-18-2004			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	RC				10,734 SF	10.35	1.000	5	LAND	1.00	MA	1.00			0		1.000	10.35	111,100		
							Total Card Land Units	0.25	AC	Parcel Total Land Area:				0.25								Total Land Value	111,100

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	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		
Roof Cover	1	ASPHALT SH	0		
Interior Wall 1	2	PLASTER	0		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	119.23	
Interior Floor 2	3	HARDWOOD	RCN	317,618	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1949	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	222,300	
FBM Sqft	500		Dep % Ovr		
FBM Quality	3		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			L	120	12.00	2000	60	0.00	AV	A	1.00	900
08	POOLA-O			L	33	69.00	2010	70	0.00	GD	A	1.00	1,600
22	WOOD DK			L	96	15.00	2010	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,077		26.95	29,022	
EFP	ENCL PORCH	0	98		67.49	6,614	
FFL	1ST FLOOR	1,077	1,077		134.98	145,378	
GAR	GARAGE	0	440		53.99	23,757	
PAT	PATIO	0	144		6.56	945	
TQS	3/4 STORY	808	1,077		101.27	109,067	
WDK	WOOD DECK	0	104		27.26	2,835	
Ttl Gross Liv / Lease Area		1,885	4,017			317,618	

