

Property Location

36 FRASER DR

Vision ID

5534

Account #

5613

Map ID

77/ 66/ 6/ 1

Bldg #

1

Bldg Name

Sec # 1 of 1

Card #

1 of 1

State Use

101

Print Date

11/14/2023 10:23:00

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
SERRA ALEX JAMES 36 FRASER DR EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed														
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	246700	246,700															
					RES LAND	101	162900	162,900															
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	1600	1,600															
SUPPLEMENTAL DATA					Total					411,200	411,200												
GIS ID F_391616_2845924		Mailed		Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
SERRA ALEX JAMES		23147	0198	03-27-2020	U	I	320,000	1A	Year	Code	Assessed	Year	Code	Assessed									
SERRA JAMES M		23147	0195	03-27-2020	U	I	100	1A	2023	101	225,700	2022	101	207,400									
SERRA JAMES M + DALE M LE		21024	0590	01-12-2016	U	I	0	1A		101	148,900		101	134,900									
SERRA JAMES M		05778	0519	03-20-1985	U	I	0	1A		101	1,000		101	1,000									
					Total					375,600	Total	343,300	Total	324,800									
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int								
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 246,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,600 Appraised Land Value (Bldg) 162,900 Special Land Value 0 Total Appraised Parcel Value 411,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 411,200														
Total																							
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		Tracing			Batch																
0001				101			NG																
NOTES																							
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									
202101874	05-20-2021	91	INSULATION	2,655	06-29-2021	0		ENCLOSE EXISTIN	06-29-2021			400	15	PERMIT VISIT									
202002879	10-28-2020	62	SOLAR	44,000		100			07-16-2019					334	2	MEASURED							
253	08-08-2008	1	PORCH	2,500		01-21-2011								317	15	PERMIT VISIT							
									02-16-2010				316	1	LEFT NOTICE								
									02-13-2009				317	15	PERMIT VISIT								
									04-20-2006				311	3	MEAS+INSPCTD								
								12-16-1999				247	3	MEAS+INSPCTD									
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				40,000 SF	3.12	1.250	8	LAND	1.00	NG	1.00			0		1.000	3.9	156,000		
1	101	ONE FAM	RA				0.980 AC	7,000.00	1.000	0		1.00	NG	1.00			0		1.000	7,000	6,900		
Total Card Land Units							1.90 AC	Parcel Total Land Area:				1.90	Total Land Value										162,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	09	CONTEMPORY	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C+	AVG. (+)	#Heat Sys	1.00		
Stories	2.00	2 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	26	WOOD	Code	Description		Percentage
Exterior Wall 2	16	STONE VENR	101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		115.56	
Interior Floor 1	4	CARPET	RCN		337,994	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1985	
Heat Type	1	FORCED H/A	Effective Year Built		1994	
AC Type	03	FULL	Depreciation Code		AG	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	1		Depreciation %		27	
Extra Fixtures	0		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style	G	GOOD	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		73	
Extra Kitchens	0		RCNLD		246,700	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues			Cost to Cure Ovr			
Central Vac	1	YES	Cost to Cure Ovr Comment			
Frame	1	WOOD				

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	192	12.00	1998	70	0.00	GD	A	1.00	1,600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2020	73	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,201		27.90	33,506	
FFL	1ST FLOOR	1,201	1,201		139.61	167,671	
GAR	GARAGE	0	572		55.89	31,971	
OFP	OPEN PORCH	0	18		15.51	279	
OSP	SCRN PORCH	0	288		20.84	6,003	
SFL	2ND FLOOR	702	702		139.61	98,006	
WDK	WOOD DECK	0	21		26.59	558	
Ttl Gross Liv / Lease Area		1,903	4,003			337,994	

