

Property Location

26 ROLLING MEADOW LN

Map ID

77/ 72/ 12/ /

Bldg Name

State Use

101

Vision ID

5541

Account #

5620

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 10:24:14

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
FRASER RACHEL I TR						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	315600	315,600													
					RES LAND	101	149800	149,800													
					RESIDNTL.	101	10000	10,000													
26 ROLLING MEADOW LN	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		475,400	475,400												
GIS ID F_391827_2846506																					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
FRASER RACHEL I TR		24726	0094	09-15-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
FRASER ANDREW W		11326	0511	09-05-2000	U	I	279,500		2023	101	289,400	2022	101	260,400	2021	101	249,500				
SIMOLARI STEVE I,		05857	0221	07-22-1985	U	I	0	1		101	135,500		101	122,100		101	113,100				
										101	10,000		101	10,000		101	10,000				
									Total		434,900	Total		392,500	Total		372,600				
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) 315,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 10,000 Appraised Land Value (Bldg) 149,800 Special Land Value 0 Total Appraised Parcel Value 475,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 475,400												
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							
201903272	11-15-2019	62	SOLAR	25,000	07-07-2020	100	07-07-2020		07-07-2020			400	15	PERMIT VISIT							
201203340	10-23-2012	20	WOOD STOVE	2,900				FIREPLACE INSER	08-26-2019			334	2	MEASURED							
153	05-01-1988	MN	Manual Note	24,900				SOLAR RM	06-07-2013			317	15	PERMIT VISIT							
160	01-01-1985	MN	Manual Note					POOL	04-27-2006			311	3	MEAS+INSPCTD							
									04-20-2006			311	1	LEFT NOTICE							
									04-11-2000			247	14	INSPECTED							
									12-20-1999			247	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	RA				28,005 SF	4.28	1.250	8	LAND	1.00	NG	1.00			0		1.000	5.35	149,800
Total Card Land Units							0.64	AC	Parcel Total Land Area:				0.64	Total Land Value							149,800

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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+	AVG. (+)	#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	8	BRICK VENR	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	112.54	
Interior Floor 2	3	HARDWOOD	RCN	399,446	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1985	
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	9		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	79	
Extra Kitchen St			RCNLD	315,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	576	29.00	1985	60	0.00	AV	A	1.00	10,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2019	79	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,244		27.39	34,074	
FFL	1ST FLOOR	1,462	1,462		136.84	200,065	
GAR	GARAGE	0	576		54.64	31,474	
SFL	2ND FLOOR	936	936		136.84	128,085	
WDK	WOOD DECK	0	210		27.37	5,747	
Ttl Gross Liv / Lease Area		2,398	4,428			399,446	

