

Property Location

10 SHELBY LN

Map ID

77/ 76/ 2/ 1

Bldg Name

State Use

101

Vision ID

5545

Account #

5624

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 10:24:56

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
OSBORNE LEON A OSBORNE WENDY E 10 SHELBY LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	337000	337,000		
						RES LAND	101	148900	148,900		
						RESIDNTL.	101	3000	3,000		
		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#					
GIS ID F_390610_2846216						Total				488,900	488,900

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
OSBORNE LEON A MOORE WINSTON E, MORRISINO FRANK P JR +, THREE R GENERAL CONTRACT PUNDERSON RICHARD		19903	0273	07-02-2013	Q	I	320,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		17403	0330	07-21-2008	U	I	320,000	1	2023	101	313,400	2022	101	285,200	2021	101	273,600
		09003	0258	11-29-1994	U	V	55,000			101	135,000		101	121,500		101	112,400
		08978	0202	10-27-1994	U	V	112,000			101	2,200		101	2,200		101	2,200
		00000	0000		U	0		Total	450,600		Total	408,900		Total	388,200		

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) 337,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,000 Appraised Land Value (Bldg) 148,900 Special Land Value 0 Total Appraised Parcel Value 488,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 488,900									
Total																		

ASSESSING NEIGHBORHOOD							
Nbhd		Nbhd Name		Tracing		Batch	
0001				101		NG	

NOTES																	
SUB DIV #761																	

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			
201802481	07-25-2018	17	DECK	1,500	05-30-2019	100	05-30-2019	12X12 REPLACE E	05-30-2019			334	15	PERMIT VISIT			
201401687	05-27-2014	11	POOL	5,980	04-06-2015	100	04-06-2015	24' ROUND ABOVE	04-06-2015			317	15	PERMIT VISIT			
201401009	04-16-2014	GEN	GENERATOR	8,700	06-02-2014	100	06-02-2014		06-02-2014			317	15	PERMIT VISIT			
205	07-17-2002	11	POOL	4,500					02-06-2009			317	3	MEAS+INSPCTD			
156	07-15-1997	MN	Manual Note	2,000				DECK	04-27-2006			311	3	MEAS+INSPCTD			
305	11-19-1994	MN	Manual Note	185,000				DWELLING	03-06-2003			274	15	PERMIT VISIT			
									12-20-1999			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				26,832	SF	4.44	1.250	8	LAND	1.00	NG	1.00			0		1.000	5.55	148,900	
Total Card Land Units							0.62	AC	Parcel Total Land Area: 0.62							Total Land Value							148,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 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	3	HARDWOOD	Adj Base Rate	111.21	
Interior Floor 2	4	CARPET	RCN	421,252	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1995	
AC Type	03	FULL	Effective Year Built	2001	
Bedrooms	3		Depreciation Code	AG	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	20	
Total Rooms	10		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	1		Overall % Condition	80	
Extra Kitchen St	F	FAIR	RCNLD	337,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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
02	SHED/FR			L	120	12.00	1997	60	0.00	AV	A	1.00	900
07	POOL A-C	OB	Outbuildi	L	24	69.00	2014	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	84	15.00	2002	70	0.00	GD	A	1.00	900
GEN	GENERATO			B	1	0.00	2001	80	1.00	00	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,252		27.46	61,848	
FFL	1ST FLOOR	2,280	2,280		137.44	313,362	
GAR	GARAGE	0	576		54.88	31,611	
OPF	OPEN PORCH	0	144		13.36	1,924	
WDK	WOOD DECK	0	456		27.43	12,507	
Ttl Gross Liv / Lease Area		2,280	5,708			421,252	

