

Property Location		47 NEWBURY AV		Map ID		15B/ 5/ 227/ /		Bldg Name		State Use 101	
Vision ID		583		Account #		599		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/13/2023 5:09:23 P	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
JOSHI KESHAV STROGOFF RACHAEL 47 NEWBURY AV EAST LONGMEADOW MA 01028 GIS ID F_378918_2852202		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	147500	147,500		
						RES LAND	101	115100	115,100		
						RESIDNTL.	101	2500	2,500		
		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		265,100	265,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
JOSHI KESHAV CARRINGTON BEVERLY L CARRINGTON WILLIAM S JENSEN BEVERLY		25116	0454	08-15-2023	Q	I	312,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		09720	0462	12-23-1996	U	I	1	1A	2023	101	134,400	2022	101	118,700	2021	101	113,900
		07191	0350	06-12-1989	U	I	100	1A		101	104,700		101	95,300		101	88,100
		05630	0233	06-12-1984	U	I	60			101	3,100		101	3,100		101	3,100
									Total		242,200	Total		217,100	Total		205,100

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									
Total																		

ASSESSING NEIGHBORHOOD								Appraised BLDG. Value (Card) 147,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,500 Appraised Land Value (Bldg) 115,100 Special Land Value 0 Total Appraised Parcel Value 265,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 265,100									
Nbhd		Nbhd Name		Tracing		Batch											
0001				101		MA											

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			
B-23-384	05-24-2023	5	DEMOLITION	500	07-11-2023	100	07-11-2023	DEMO 12 X 20 SHE	07-11-2023			334	15	PERMIT VISIT			
201501350	05-07-2015	25	WINDOWS	4,500	06-03-2016	100	06-03-2016	2015 BP-EXPIRED 7	02-24-2017			119	2	MEASURED			
7	01-01-1982	MN	Manual Note						06-03-2016			317	15	PERMIT VISIT			
									05-20-2004			250	11	ENTRY DENIED			
									03-18-2004			311	1	LEFT NOTICE			
									04-01-1992			107	22	MAILER SENT			
									08-05-1991			181	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				18,900 SF	6.09	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.09	115,100		
Total Card Land Units							0.43	AC	Parcel Total Land Area: 0.43							Total Land Value							115,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	3	MASONRY			
Exterior Wall 1	12	BOARD+BATT	MIXED USE		
Exterior Wall 2			Code	Description	
Roof Structure	1	GABLE	101	ONE FAM	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		102.44
Interior Floor 2			RCN		234,102
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1910
AC Type	01	NONE	Effective Year Built		1984
Bedrooms	4		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		63
Extra Kitchen St	N	NONE	RCNLD		147,500
FBM Sqft	546		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	0		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	1940	60	0.00	AV	A	1.00	900
02	SHED/FR			L	36	12.00	2010	60	0.00	AV	A	1.00	300
22	WOOD DK			L	100	15.00	2000	60	0.00	AV	A	1.00	900
40	LEAN-TO			L	80	8.00	2000	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	98	390		29.55	11,523	
BMT	BASEMENT	0	780		23.52	18,342	
EFP	ENCL PORCH	0	112		58.79	6,584	
FFL	1ST FLOOR	780	780		117.58	91,712	
OFF	OPEN PORCH	0	51		11.53	588	
SFL	2ND FLOOR	780	780		117.58	91,712	
UAT	UNFIN ATTC	0	390		23.52	9,171	
WDK	WOOD DECK	0	190		23.52	4,468	
Ttl Gross Liv / Lease Area		1,658	3,473			234,102	

