

Property Location

44 DEER RUN TR

Map ID

67/ 21/ 5/ /

Bldg Name

State Use

101

Vision ID

6340

Account #

6427

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:42:26

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
WYCHOWSKI ADAM G WYCHOWSKI LINDA V 44 DEER RUN TR EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed												
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	472500	472,500												
						RES LAND	101	158100	158,100												
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	12600	12,600												
		SUPPLEMENTAL DATA				Total		643,200	643,200												
GIS ID F_390481_2843159		Mailed		Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
WYCHOWSKI ADAM G SCHNEIDER,TODD J RICHARD,CHARLES H BAILEY KARL C		17350	0487	06-13-2008	U	I	563,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		11696	0561	06-14-2001	U	V	98,000		2023	101	436,400	2022	101	398,200	2021	101	383,000				
		11329	0028	09-06-2000	U	V	200,000		101	144,100	101	146,500	101	136,100							
		00000	0000		U		0		101	10,700	101	10,700	101	10,700							
								Total	591,200	Total	555,400	Total	529,800								
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) 472,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 12,600 Appraised Land Value (Bldg) 158,100 Special Land Value 0 Total Appraised Parcel Value 643,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 643,200												
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		NV															
NOTES																					
SUB DIV #863																					
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							
202003133	12-14-2020	91	INSULATION	5,000	04-27-2017	0	04-27-2017	KITCHEN FINISH BMT-INSPE 20X20 DETACHED	05-11-2017			317	14	INSPECTED							
201602554	09-21-2016	7	REMODEL	68,625		100			04-27-2017	04-27-2017				317	15	PERMIT VISIT					
201203251	10-12-2012	7	REMODEL	15,900		0			05-28-2013	05-28-2013				317	15	PERMIT VISIT					
353	10-27-2010	3	GARAGE	28,250					12-30-2010	12-30-2010				317	15	PERMIT VISIT					
120	05-29-2001	2	DWELLING	135,000					11-16-2006	11-16-2006				311	3	MEAS+INSPCTD					
									12-14-2001			105	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				40,000 SF	3.12	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.9	156,000
1	101	ONE FAM	RA				0.300 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	2,100
Total Card Land Units							1.22 AC	Parcel Total Land Area: 1.22							Total Land Value					158,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#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			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		106.04
Interior Floor 1	4	CARPET	RCN		536,918
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2001
Heat Type	1	FORCED H/A	Effective Year Built		2009
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		12
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	V	VERY GOOD	Cost Trend Factor		1
Half Bath Style	V	VERY GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition		88
Extra Kitchens	0		RCNLD		472,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	989		Dep Ovr Comment		
FBM Quality	5		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
04	GARAGE/L			L	400	36.00	2010	70	0.00	GD	G	1.25	12,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,164		31.25	36,377	
EFB	ENCL PORCH	0	216		78.06	16,862	
FFL	1ST FLOOR	1,328	1,328		156.13	207,336	
GAR	GARAGE	0	556		62.34	34,660	
PAT	PATIO	0	216		7.95	1,717	
SFL	2ND FLOOR	997	997		156.13	155,658	
TQS	3/4 STORY	540	720		117.09	84,308	
Ttl Gross Liv / Lease Area		2,865	5,197			536,918	

