Property Location 45 NELSON ST | Map ID 2C/ 4/ 322/ / | Bldg Name | State Use 101
Vision ID 2499 | Account # 2542 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/21/2024 9:10:05 A

| CURRENT OWNER | TOPO TYPE | UTILITY | STREET | LOCATION |
|---|---|---|---|---|
| DAVIDSON MARY K | | | | |
| | TOPO WET | EASEMENT | TRAFFIC | CORNER |
| 45 NELSON ST | | | | |
| | DRAINAGE | | VIEW | COMMUNITY |
| EAST LONGMEADOW MA 01028 | | | | |

GIS ID F_375614_2854055

**SUPPLEMENTAL DATA**

| | |
|---|---|
| Alt Prcl ID | Received |
| SP Permit | NIA |
| Chapter Land | Field 8 |
| OC Dates | Field 9 |
| In+Ex FY | Field 10 |
| Mailed | Assoc Pid# |

**CURRENT ASSESSMENT**

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RESIDNTL. | 101 | 108600 | 108,600 |
| RES LAND | 101 | 69200 | 69,200 |
| | Total | 177,800 | 177,800 |

1006

EAST LONGMEADOW

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| DAVIDSON MARY K | 17366 | 0090 | 06-25-2008 | U | I | 139,500 | |
| ROSS,MARY ANN | 15153 | 0436 | 07-05-2005 | U | I | 1 | 1A |
| ROSS MARY ANN, | 12421 | 0477 | 12-18-2001 | U | I | 1 | 1A |
| ROSS MARY ANN, | 11894 | 0314 | 10-01-2001 | U | I | 1 | 1A |
| ROSS MARY ANN, | 03132 | 0459 | 08-12-1965 | U | I | 0 | |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2024 | 101 | 98,100 | 2023 | 101 | 89,500 | 2022 | 101 | 78,700 |
| | 101 | 69,200 | | 101 | 63,000 | | 101 | 57,200 |
| | | | | | | | 101 | 400 |
| | Total | 167,300 | | Total | 152,500 | | Total | 136,300 |

**EXEMPTIONS**

| Year | Code | Description | Amount |
|---|---|---|---|
| | | | |
| | | Total | |

**OTHER ASSESSMENTS**

| Code | Description | YEAR | Amount | Comm Int |
|---|---|---|---|---|
| | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

**ASSESSING NEIGHBORHOOD**

| Nbhd | Nbhd Name | | Tracing | Batch |
|---|---|---|---|---|
| 0001 | | | 101 | MF |

**NOTES**

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised BLDG. Value (Card) | 108,600 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 69,200 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 177,800 |
| Valuation Method | C |
| Adjustment | |
| Net Total Appraised Parcel Value | 177,800 |

**BUILDING PERMIT RECORD**

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|
| 202102274 | 07-08-2021 | 62 | SOLAR | 7,865 | 06-01-2022 | 100 | 06-01-2022 | |
| 201502007 | 06-29-2015 | 12 | REROOF | 18,000 | 05-13-2016 | 100 | 05-13-2016 | INCLUDES STORM |

**VISIT / CHANGE HISTORY**

| Date | Type | Is | Id | Cd | Purpose/Result |
|---|---|---|---|---|---|
| 03-25-2024 | | | 334 | 2 | MEASURED |
| 05-13-2016 | | | 317 | 15 | PERMIT VISIT |
| 04-08-2004 | | | 311 | 3 | MEAS+INSPCTD |
| 06-10-1992 | | | 131 | 14 | INSPECTED |
| 08-01-1990 | | | 131 | 2 | MEASURED |
| 05-30-1980 | | | 500 | 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 | RC | | | | 4,200 | SF | 21.69 | 0.760 | 3 | LAND | 1.00 | MF | 1.00 | | | 0 | | | 1.000 | 16.48 | 69,200 |
| | | | | | | Total Card Land Units | 0.10 | AC | Parcel Total Land Area: | 0.10 | | | | | | | | | | | | Total Land Value | 69,200 |

Property Location 45 NELSON ST | Map ID 2C/ 4/ 322/ / | Bldg Name | State Use 101
Vision ID 2499 | Account # 2542 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/21/2024 9:10:05 A

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style | 15 | OLD STYLE |
| Model | 01 | RESIDENTIAL |
| Grade | C | AVERAGE |
| Stories | 1.75 | 1 3/4 STORIES |
| Foundation | 2 | CONC BLOCK |
| Exterior Wall 1 | 4 | VINYL |
| Exterior Wall 2 | | |
| Roof Structure | 1 | GABLE |
| Roof Cover | 1 | ASPHALT SH |
| Interior Wall 1 | 2 | PLASTER |
| Interior Wall 2 | | |
| Interior Floor 1 | 3 | HARDWOOD |
| Interior Floor 2 | | |
| Heat Fuel | 1 | OIL |
| Heat Type | 5 | STEAM |
| AC Type | 01 | NONE |
| Bedrooms | 3 | |
| Full Baths | 1 | |
| Half Baths | 0 | |
| Extra Fixtures | 0 | |
| Total Rooms | 5 | |
| Bath Style | F | FAIR |
| Half Bath Style | N | NONE |
| Kitchens | 1 | |
| Kitchen Style | F | FAIR |
| Extra Kitchens | 0 | |
| Extra Kitchen St | N | NONE |
| FBM Sqft | | |
| FBM Quality | | |
| FIN ATC Sqft | | |
| FIN ATC Quality | | |
| Fireplaces | 0 | |
| WS Flues | 0 | |

## CONSTRUCTION DETAIL (CONTINUED)

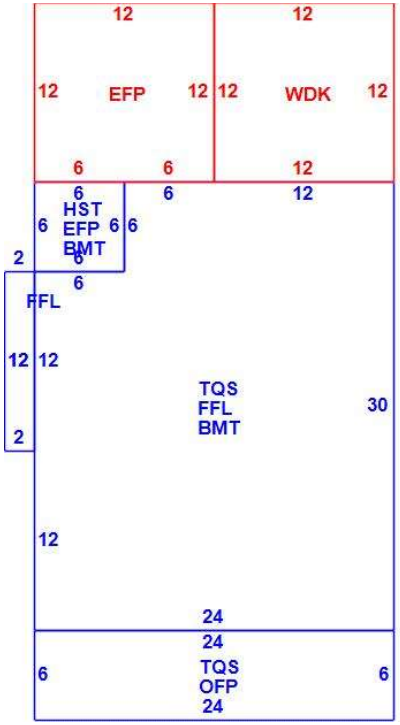
| Element | Cd | Description |
|---|---|---|
| Central Vac | 0 | NO |
| Basement Floor | 12 | CONCRETE |
| Bsmt Garage | 0 | |
| Units | 1 | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |
| | | 0 |
| | | 0 |

## COST / MARKET VALUATION

| | |
|---|---|
| Adj Base Rate | 120.36 |
| RCN | 208,865 |
| Net Other Adj | |
| Year Built | 1924 |
| Effective Year Built | 1973 |
| Depreciation Code | FA |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 48 |
| Functional Obsol | |
| External Obsol | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Condition | 52 |
| RCNLD | 108,600 |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SOL | Solar Panels | EX | Extra Fea | B | 1 | 0.00 | 2021 | 52 | 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 | 720 | | 25.72 | 18,520 |
| EFP | ENCL PORCH | 0 | 180 | | 64.31 | 11,575 |
| FFL | 1ST FLOOR | 708 | 708 | | 128.61 | 91,057 |
| HST | HALF STORY | 18 | 36 | | 64.31 | 2,315 |
| OFP | OPEN PORCH | 0 | 144 | | 12.50 | 1,801 |
| TQS | 3/4 STORY | 621 | 828 | | 96.46 | 79,868 |
| WDK | WOOD DECK | 0 | 144 | | 25.90 | 3,730 |
| | Ttl Gross Liv / Lease Area | 1,347 | 2,760 | | | 208,865 |