Property Location 36 FRASER DR | Map ID 77/ 66/ 6/ / | Bldg Name | State Use 101
Vision ID 5534 | Account # 5613 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2024 2:21:01 P

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
SERRA ALEX JAMES				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
36 FRASER DR				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_391616_2845924

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	264100	264,100
RES LAND	101	162900	162,900
RESIDNTL.	101	1600	1,600
Total		428,600	428,600

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
SERRA ALEX JAMES	23147	0198	03-27-2020	U	I	320,000	1A
SERRA JAMES M	23147	0195	03-27-2020	U	I	100	1A
SERRA JAMES M + DALE M LE	21024	0590	01-12-2016	U	I	0	1A
SERRA JAMES M	05778	0519	03-20-1985	U	I	0	1A

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	246,700	2023	101	225,700	2022	101	207,400
	101	162,900		101	148,900		101	134,900
	101	1,600		101	1,000		101	1,000
	Total	411,200		Total	375,600		Total	343,300

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	NG

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	264,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,600
Appraised Land Value (Bldg)	162,900
Special Land Value	0
Total Appraised Parcel Value	428,600
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	428,600

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202101874	05-20-2021	91	INSULATION	2,655		0		
202002879	10-28-2020	62	SOLAR	44,000	06-29-2021	100		
253	08-08-2008	1	PORCH	2,500				ENCLOSE EXISTIN

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-29-2021			400	15	PERMIT VISIT
07-16-2019			334	2	MEASURED
01-21-2011			317	15	PERMIT VISIT
02-16-2010			316	1	LEFT NOTICE
02-13-2009			317	15	PERMIT VISIT
04-20-2006			311	3	MEAS+INSPCTD
12-16-1999			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				40,000	SF	3.12	1.250	8	LAND	1.00	NG	1.00			0			1.000	3.9	156,000
1	101	ONE FAM	RA				0.980	AC	7,000.00	1.000	0		1.00	NG	1.00			0			1.000	7,000	6,900
						Total Card Land Units	1.90	AC	Parcel Total Land Area:	1.90												Total Land Value	162,900

Property Location 36 FRASER DR | Map ID 77/ 66/ 6/ / | Bldg Name | State Use 101
Vision ID 5534 | Account # 5613 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2024 2:21:02 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style	09	CONTEMPORY
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	26	WOOD
Exterior Wall 2	16	STONE VENR
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	1	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	7	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

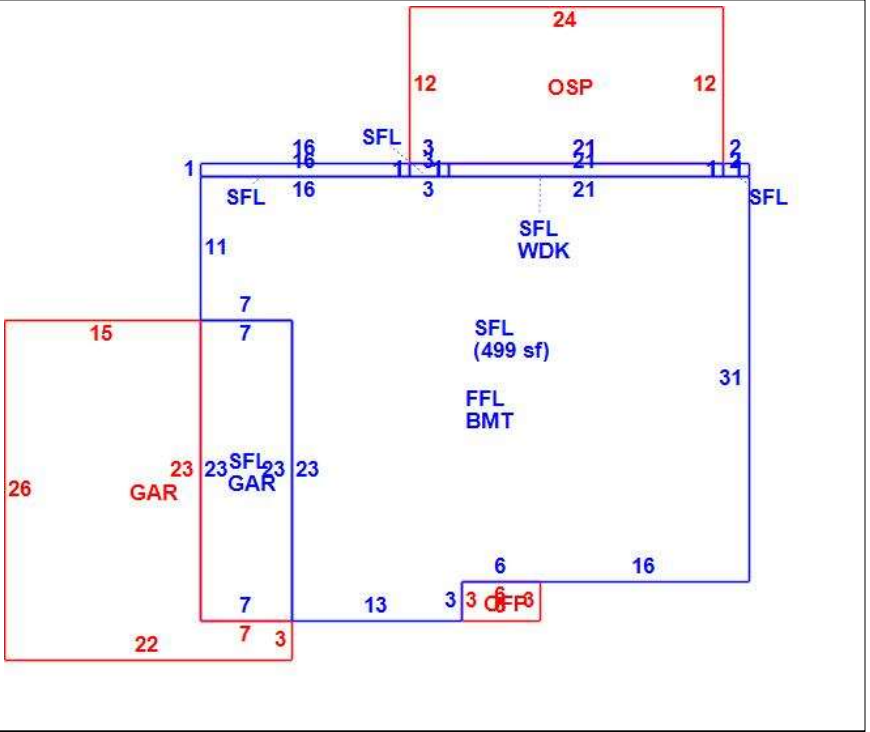
Element	Cd	Description
Central Vac	1	YES
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	126.48
RCN	366,811
Net Other Adj	
Year Built	1985
Effective Year Built	1993
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	72
RCNLD	264,100
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
02	SHED/FR			L	192	12.00	1998	70	0.00	GD	A	1.00	1,600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2020	72	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	1,201		30.28	36,363
FFL	1ST FLOOR	1,201	1,201		151.51	181,966
GAR	GARAGE	0	572		60.66	34,696
OFP	OPEN PORCH	0	18		16.83	303
OSP	SCRN PORCH	0	288		22.62	6,515
SFL	2ND FLOOR	702	702		151.51	106,362
WDK	WOOD DECK	0	21		28.86	606
	Ttl Gross Liv / Lease Area	1,903	4,003			366,811