

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
W2 PROPERTIES LLC 395 PORTER LAKE DR APT 313 SPRINGFIELD MA 01106 GIS ID F_377023_2851133 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	180300		180,300										
												RES LAND		101	107000		107,000										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1300		1,300										
				SUPPLEMENTAL DATA																							
				Alt Prcl ID 1 SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
				Total										288,600		288,600											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
W2 PROPERTIES LLC SMITH REALTY & INVESTMENTS COMPANY MANNING MARTIN J AHLER EUGENE S + LINDA S GUILD CURTIS				25435 0480		05-29-2024		Q		I		290,000		00		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed
				24439 0522		03-08-2022		U		V		100,000		1		2024		101	208,300	2023		130	97,400	2022		130	87,500
				08774 0036		03-17-1994		U		I		122,500						101	107,000			130	25,000				
				07093 0135		02-09-1989		U		I		188,500															
				05681 0382		09-11-1984		U		I		0		1A													
														Total		315,300		Total		122,400		Total		87,500			
EXEMPTIONS								OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor									
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int											
Total																											
ASSESSING NEIGHBORHOOD																											
Nbhd				Nbhd Name				Tracing				Batch															
0001																											
NOTES																											
FY20 SPLIT FROM 4-55-1 PER PLAN 204-79																											

Property Location 3 JAMES ST
Vision ID 7580

Account # 7580

Map ID 4/ 55/ 3/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/25/2024 8:21:04 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B-	GOOD (-)	Bsmt Garage	0	
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	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		123.63
Interior Floor 1	3	HARDWOOD	RCN		450,828
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2023
Heat Type	1	FORCED H/A	Effective Year Built		2021
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		0
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	N	NONE	Condition		NC
Kitchens	1		% Complete		40
Kitchen Style	G	GOOD	Overall % Condition		40
Extra Kitchens	0		RCNLD		180,300
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	0		Cost to Cure Ovr Comment		
WS Flues	0				

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	160	12.00	2009	70	0.00	GD	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,064		31.61	33,634
FFL	1ST FLOOR	1,064	1,064		157.91	168,014
GAR	GARAGE	0	480		63.16	30,318
SFL	2ND FLOOR	1,386	1,386		157.91	218,861
Ttl Gross Liv / Lease Area		2,450	3,994			450,828

