

Property Location: 86 GATES AV

Account #204

MAP ID: 12B/ 60/ 204/ /

Bldg Name:

State Use: 101

Vision ID: 200

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/25/2014 23:03

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION									
PRATT REGINA M						1 TYPCL						Description		Code						Appraised Value		Assessed Value			
												RESIDENTL.		101						79,700		79,700			
												RES LAND		101						79,700		79,700			
86 GATES AVE																400		400							
EAST LONGMEADOW, MA 01028				SUPPLEMENTAL DATA																					
Additional Owners:				Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_379039_2855639				Received Prior ID Owner Occ Final Area 1209 Current Ac. .34435 ASSOC PID#																	
												Total				159,800		159,800							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
PRATT REGINA M				05884/ 0466		08/28/1985		U	I	0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
													2014	B	68,900		2013	B	79,400		2012	B	84,200		
													2014	L	82,300		2013	L	82,300		2012	L	85,900		
													2014	O	500		2013	O	500		2012	O	1,900		
													Total:		151,700		Total:		162,200		Total:		172,000		
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description		Amount		Code	Description		Number	Amount										Comm. Int.					
Total:																									
ASSESSING NEIGHBORHOOD												Appraised Bldg. Value (Card) 79,700 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 400 Appraised Land Value (Bldg) 79,700 Special Land Value 0 Total Appraised Parcel Value 159,800 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 159,800													
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch														
0001/A								101			MA														
NOTES																									
NO HEAT SFL																									
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				
201200203		01/30/2012		5	DEMOLITION		1,300			0			SHED		05/11/2012 01/27/2012 04/29/2004 04/05/2004 03/24/2004				317 317 319 250 316	15 16 14 22 2	PERMIT VISIT FIELDREV CHG INSPECTED MAILER SENT MEASURED				
LAND LINE VALUATION SECTION																									
B #	Use Code	Use Description		Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj.	Unit Price	Land Value	
1	101	ONE FAM		RC				15,000	SF	5.31	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00		5.31	79,700	
Total Card Land Units:				0.34		AC		Parcel Total Land Area:				0.34 AC				Total Land Value:								79,700	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	15		OLD STYLE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	2.5			Int vs Ext	S		
Foundation	3		MASONRY	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER	COST/MARKET VALUATION			
Interior Wall 2							
Interior Floor 1	2		SOFTWOOD	Adj. Base Rate:		72.42	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL	Replace Cost		130,650	
Heat Type	5		STEAM	AYB		1925	
AC Type	01		NONE	EYB		1975	
Bedrooms	4			Dep Code		AV	
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		39	
Total Rooms	7			Functional ObsInc			
Bath Style	A		AVERAGE	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		61	
Basement Floor	12			Apprais Val		79,700	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	1			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	80	7.48	2005	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	806		14.47	11,660
EFB	ENCL PORCH	0	104		21.59	2,245
FFL	1ST FLOOR	806	806		72.42	58,372
SFL	2ND FLOOR	403	403		72.42	29,186
UAT	UNFIN ATTC	0	806		14.47	11,660
UFL	UNFIN UPPR FLOOR	0	403		43.49	17,526

Ttl. Gross Liv/Lease Area:		1,209	3,328	1,804		130,650
----------------------------	--	-------	-------	-------	--	---------

