

Property Location: 31 HIGH PINE CR
Vision ID: 4777

Account #4850

MAP ID:62/ 17/ 22/ /
Bldg #: 1 of 1

Bldg Name:
Sec #: 1 of 1

Card 1 of 1

State Use:101
Print Date:12/28/2014 18:37

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION															
RYAN DONALD C RYAN GLENNA J 31 HIGH PINE CR EAST LONGMEADOW, MA 01028 Additional Owners:											Description		Code						Appraised Value		Assessed Value									
											RESIDENTL.		101						295,800		295,800									
											RES LAND		101						110,300		110,300									
											RESIDENTL.		101		14,400		14,400													
SUPPLEMENTAL DATA																														
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_389946_2851627				Received Prior ID Owner Occ Final Area 3276 Current Ac. 1.06827 ASSOC PID#																							
Total											420,500				420,500															
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																		
RYAN DONALD C PETERSON JON A +,			13330/ 77 05743/ 0313		06/25/2003 01/07/1985		U	I	468,000 35,000		G	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value								
												2014	B	315,400		2013	B	316,200		2012	B	314,200								
												2014	L	113,900		2013	L	111,100		2012	L	105,100								
												2014	O	16,600		2013	O	16,900		2012	O	17,200								
												Total:		445,900		Total:		444,200		Total:		436,500								
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																														
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																			
0001/A								101			NG																			
NOTES																														
GAS & ELECTRIC HEAT COMBINATION																														
											Appraised Bldg. Value (Card) 295,800																			
											Appraised XF (B) Value (Bldg) 0																			
											Appraised OB (L) Value (Bldg) 14,400																			
											Appraised Land Value (Bldg) 110,300																			
											Special Land Value 0																			
											Total Appraised Parcel Value 420,500																			
											Valuation Method: C																			
											Adjustment: 0																			
											Net Total Appraised Parcel Value 420,500																			
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									
248		12/02/1997		1	PORCH		16,700			0			GAZEBO		01/18/2005				311	3	MEAS+INSPCTD									
55		01/01/1986		MN	Manual Note		0			0			POOL HSE		10/01/2001				250	22	MAILER SENT									
2		01/01/1985		MN	Manual Note		0			0			SFR		08/10/2000				247	2	MEASURED									
73		01/01/1985		MN	Manual Note		0			0			POOL		03/18/1999				200	15	PERMIT VISIT									
		01/19/1998																	200	15	PERMIT VISIT									
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			RA				40,000	SF	2.20	1.2400	8	1.0000	1.00	NG	1.00			Spec Use		Spec Calc	1.00	2.73	109,200					
1	101	ONE FAM			RA				0.15	AC	7,000.00	1.0000	0	1.0000	1.00	NG	1.00						1.00	7,000.00	1,100					
Total Card Land Units:									1.07	AC	Parcel Total Land Area:									1.07 AC	Total Land Value:									110,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	B		GOOD	FBM Sqft	332		
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		90.85	
Interior Floor 2	10		PARQUET				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A				
AC Type	03		FULL	Replace Cost	352,147		
Bedrooms	4			AYB	1985		
Full Baths	2			EYB	1998		
Half Baths	1			Dep Code	GD		
Extra Fixtures	3			Remodel Rating			
Total Rooms	9			Year Remodeled			
Bath Style	G		GOOD	Dep %	16		
Kitchen Style	G		GOOD	Functional Obslnc			
Kitchens	1			External Obslnc			
Extra Kitchens	0			Cost Trend Factor	1		
Frame	1		WOOD	Condition			
Basement Floor	12			% Complete			
Bsmt Garage				Overall % Cond	84		
Units	1			Apprais Val	295,800		
WS Flues				Dep % Ovr	0		
FBM Quality	1			Dep Ovr Comment			
Fireplaces	2			Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				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
11	POOL I-V	OB	Outbuilding	L	512	29.00	1986	A		FR	50	7,400
23	BATH HSE			L	216	36.80	1986	G		GD	70	7,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,658		18.19	30,163
FFL	1ST FLOOR	1,658	1,658		90.85	150,635
GAR	GARAGE	0	576		36.28	20,896
HST	HALF STORY	288	576		45.43	26,166
OPF	OPEN PORCH	0	256		9.23	2,362
SFL	2ND FLOOR	1,330	1,330		90.85	120,835
WDK	WOOD DECK	0	84		12.98	1,090

Ttl. Gross Liv/Lease Area:		3,276	6,138	3,876	352,147

