

Property Location: 43 JAMES ST										MAP ID: 4/ 60/ 1/ /										Bldg Name:										State Use: 101																													
Vision ID: 3423										Account #3478										Bldg #: 1 of 1										Sec #: 1 of 1										Card 1 of 1										Print Date: 12/15/2017 16:51									
CURRENT OWNER										TOPO.					UTILITIES					STRT./ROAD					LOCATION					CURRENT ASSESSMENT										1006 431ST LONGMEADOW, MA VISION																			
TENGREN MARK L TENGREN KRISTINA E 43 JAMES ST EAST LONGMEADOW, MA 01028 Additional Owners:										1 TYPCL																				Description					Code															Appraised Value					Assessed Value				
																														RESIDENTL.					101															203,200					203,200				
																														RES LAND					101															89,400					89,400				
																														RESIDENTL.					101															3,400					3,400				
SUPPLEMENTAL DATA										Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_376461_2851602					Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#					Total										296,000					296,000																								
RECORD OF OWNERSHIP																				BK-VOL/PAGE					SALE DATE					q/u					v/i					SALE PRICE					V.C.					PREVIOUS ASSESSMENTS (HISTORY)									
CZELUSNIAK STEVEN E TENGREN MARK L MCGUNNIGLE TIMOTHY A +, DEANE DONAL																				21690/ 404 11176/ 498 6175/ 302 04158/ 0018					05/22/2017 04/28/2000 07/31/1986 07/23/1975					Q U U U					1 1 1 1					327,000 185,000 139,900 0					00					Yr. Code Assessed Value Yr. Code Assessed Value Yr. Code Assessed Value Yr. Code Assessed Value					2017 101 201,400 2016 101 199,300 2015 101 199,300 2017 101 87,200 2016 101 84,700 2015 101 84,700 2017 101 3,400 2016 101 3,400 2015 101 3,400				
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																																							
Year		Type		Description				Amount		Code		Description				Number		Amount		Comm. Int.		APPRaised VALUE SUMMARY																																					
																						Appraised Bldg. Value (Card) 203,200																																					
																						Appraised XF (B) Value (Bldg) 0																																					
																						Appraised OB (L) Value (Bldg) 3,400																																					
																						Appraised Land Value (Bldg) 89,400																																					
																						Special Land Value 0																																					
																						Total Appraised Parcel Value 296,000																																					
																						Valuation Method: C																																					
																						Adjustment: 0																																					
																				Net Total Appraised Parcel Value 296,000																																							
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																															
201600470		03/04/2016		62		SOLAR		22,000		03/16/2017		100		03/16/2017				03/16/2017						317		15		PERMIT VISIT																															
263		09/02/2004		4		ADDITION		95,000				0				SEE NOTES		11/28/2005						311		15		PERMIT VISIT																															
6		01/16/2003		7		REMODEL		12,000				0						12/14/2004						311		15		PERMIT VISIT																															
266		09/19/2002		7		REMODEL		1,000				0				FINISH ROOM IN BMT		03/29/2004						319		3		MEAS+INSPCTD																															
181		07/09/2001		11		POOL		4,500				0						01/28/2004						296		15		PERMIT VISIT																															
209		01/01/1983		MN		Manual Note		0				0				ENC BRE																																											
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															
																																				Spec Use		Spec Calc																					
1		101		ONE FAM				RB								20,222 SF		4.25		1.0400		6		1.0000		1.00		NA		1.00										1.00		4.42		89,400															
Total Card Land Units:										0.46		AC		Parcel Total Land Area:										0.46 AC										Total Land Value:										89,400															

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	2		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	907		
Stories	2.00		2 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	3		GAMBREL	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		84.43	
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost		274,644	
Heat Type	1		FORCED H/A	AYB		1974	
AC Type	03		FULL	EYB		1991	
Bedrooms	5			Dep Code		GD	
Full Baths	3			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		26	
Total Rooms	9			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		74	
Basement Floor	12		CONCRETE	Apprais Val		203,200	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	2			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
07	POOL A-C	OB	Outbuilding	L	24	69.00	2001	A		GD	70	1,200
22	WOOD DK			L	180	9.20	2001	A		GD	70	1,200
02	SHED/FR			L	160	7.48	2001	G		GD	70	1,000
SOL	Solar Panels	EX	Extra Feature	B	1	0.00	1991		1		100	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,296		16.87	21,867	
FFL	1ST FLOOR	1,632	1,632		84.43	137,786	
GAR	GARAGE	0	384		33.86	13,002	
OFP	OPEN PORCH	0	36		9.38	338	
SFL	2ND FLOOR	1,166	1,166		84.43	98,443	
WDK	WOOD DECK	0	272		11.80	3,208	
Ttl. Gross Liv/Lease Area:		2,798	4,786	3,253		274,644	

