

Property Location: 31 HIGH PINE CR

Account #4850

MAP ID: 62/ 17/ 22/ /

Bldg Name:

State Use: 101

Vision ID: 4777

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 23:01

CURRENT OWNER

RYAN DONALD C

RYAN GLENNA J

31 HIGH PINE CR

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

307,000

307,000

RES LAND

101

116,300

116,300

RESIDENTL.

101

14,400

14,400

Total

437,700

437,700

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

RYAN DONALD C

13330/ 77

06/25/2003

U

1

468,000

PETERSON JON A +,

05743/ 0313

01/07/1985

U

1

35,000

G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

299,000

2016

101

295,800

2015

101

295,800

2017

101

113,900

2016

101

110,300

2015

101

110,300

2017

101

14,400

2016

101

14,400

2015

101

14,400

Total:

427,300

Total:

420,500

Total:

420,500

EXEMPTIONS

OTHER ASSESSMENTS

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

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

201702546

09/22/2017

91

INSULATION

3,310

0

01/18/2005

311

3

MEAS+INSPCTD

248

12/02/1997

1

PORCH

16,700

0

GAZEBO

10/01/2001

250

22

MAILER SENT

55

01/01/1986

MN

Manual Note

0

0

POOL HSE

08/10/2000

247

2

MEASURED

2

01/01/1985

MN

Manual Note

0

0

SFR

03/18/1999

200

15

PERMIT VISIT

73

01/01/1985

MN

Manual Note

0

0

POOL

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

Spec Use

Spec Calc

1

101

ONE FAM

RA

40,000 SF

2.32

1.2400

8

1.0000

1.00

NG

1.00

1.00

2.88

115,200

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:

116,300

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		SAME
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				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			97.78
Interior Floor 2	10		PARQUET				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost			379,006
AC Type	03		FULL	AYB			1985
Bedrooms	4			EYB			1998
Full Baths	2			Dep Code			GD
Half Baths	1			Remodel Rating			
Extra Fixtures	3			Year Remodeled			
Total Rooms	9			Dep %			19
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			81
Bsmt Garage				Apprais Val			307,000
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr			0
Fireplaces	2			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value				
BMT	BASEMENT			0	1,658		19.58	32,464				
FFL	1ST FLOOR			1,658	1,658		97.78	162,124				
GAR	GARAGE			0	576		39.05	22,490				
HST	HALF STORY			288	576		48.89	28,161				
OPF	OPEN PORCH			0	256		9.93	2,542				
SFL	2ND FLOOR			1,330	1,330		97.78	130,051				
WDK	WOOD DECK			0	84		13.97	1,173				

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Ttl. Gross Liv/Lease Area:		3,276	6,138	3,876		379,006

