

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT								
FLYNN THOMAS F FLYNN CATHY A 46 BIRCHLAND AV EAST LONGMEADOW, MA 01028 Additional Owners:								TYPCL												Description		Code		Appraised Value		Assessed Value		
																RESIDENTL.				101		96,200		96,200				
																RES LAND				101		82,300		82,300				
																RESIDENTL.				101		4,100		4,100				
SUPPLEMENTAL DATA																												
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382888_2850837										Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																		
																Total		182,600		182,600								
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
FLYNN THOMAS F FLYNN CATHY A WESCOTT GEORGE W HEIRS OF CO TR WESCOTT GEORGE W +				21243/ 391 20902/ 196 08339/ 0480 02306/ 0413				06/30/2016 10/06/2015 02/18/1993 04/28/1954		U	I	100 100 1 0		1A 1A A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
															2018	101	96,400		2017	101	76,800		2016	101	48,200			
															2018	101	82,300		2017	101	80,400		2016	101	78,100			
															2018	101	4,100		2017	101	4,100		2016	101	4,100			
																Total:		182,800		Total:		161,300		Total:		130,400		
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor												
Year	Type	Description				Amount		Code	Description				Number	Amount												Comm. Int.		
Total:																												
ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY												
NBHD/ SUB		NBHD Name				Street Index Name				Tracing				Batch														
0001/A										101				MA														
NOTES																												
																Appraised Bldg. Value (Card)								96,200				
																Appraised XF (B) Value (Bldg)								0				
																Appraised OB (L) Value (Bldg)								4,100				
																Appraised Land Value (Bldg)								82,300				
																Special Land Value								0				
																Total Appraised Parcel Value								182,600				
																Valuation Method:								C				
																Adjustment:								0				
																Net Total Appraised Parcel Value								182,600				
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						
201503038		12/10/2015		4	ADDITION				82,500		06/03/2016	100	03/03/2017		KITCHEN, BATH, LAUNDRY		03/03/2017			317	15	PERMIT VISIT						
108		01/01/1985		MN	Manual Note				0			0			PIGEON HSE		06/03/2016			317	3	MEAS+INSPCTD						
98		01/01/1982		MN	Manual Note				0			0			SHED		10/11/2013			317	2	MEASURED						
																	04/15/2004			317	14	INSPECTED						
																	04/02/2004			250	22	MAILER SENT						
LAND LINE VALUATION SECTION																												
B #	Use Code	Use Description			Zone	D	Front	Depth	Units	SF	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				10,000		8.23	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc		1.00	8.23	82,300			
Total Card Land Units:										0.23 AC	Parcel Total Land Area: 0.23 AC										Total Land Value:							82,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	02		BUNGALOW	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0		NO	
Grade	C		AVERAGE	FBM Sqft				
Stories	1.00		1 STORY	Int vs Ext	S		SAME	
Foundation	2		CONC BLOCK	MIXED USE				
Exterior Wall 1	3		ALUMINUM	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	1		GABLE	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	2		PLASTER					
Interior Wall 2				Adj. Base Rate:				121.17
Interior Floor 1	4		CARPET	Replace Cost				124,929
Interior Floor 2	5		LINO/VINYL	AYB				1920
Heat Fuel	1		OIL	EYB				1995
Heat Type	1		FORCED H/A	Dep Code				GV
AC Type	01		NONE	Remodel Rating				04
Bedrooms	2			Year Remodeled				2015
Full Baths	2			Dep %				23
Half Baths	0			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
Total Rooms	5			Cost Trend Factor				1
Bath Style	G		GOOD	Condition				
Kitchen Style	G		GOOD	% Complete				
Kitchens	1			Overall % Cond				77
Extra Kitchens	0			Apprais Val				96,200
Frame	1		WOOD	Dep % Ovr				0
Basement Floor				Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0
FBM Quality				Cost to Cure Ovr Comment				
Fireplaces	0							

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
03	GARAGE	OB	Outbuilding	L	216	28.18	1930	A		AV	60	3,700
02	SHED/FR			L	96	7.48	1982	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	648		24.31	15,752
FFL	1ST FLOOR	901	901		121.17	109,177
Ttl. Gross Liv/Lease Area:		901	1,549	1,031		124,929

