

CURRENT OWNER					TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT																									
FLANAGAN MATTHEW R FLANAGAN NANCY P 436 PORTER RD EAST LONGMEADOW, MA 01028 Additional Owners:								I TYPCL									Description		Code		Appraised Value		Assessed Value																			
																	RESIDNTL.		101		136,000		136,000																			
																	RES LAND		101		90,000		90,000																			
																	RESIDNTL.		101		1,600		1,600																			
					SUPPLEMENTAL DATA																																					
					Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_391038_2858729					Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																																
															Total		227,600		227,600																							
RECORD OF OWNERSHIP					BK-VOL/PAGE			SALE DATE			q/u v/i		SALE PRICE V.C.			PREVIOUS ASSESSMENTS (HISTORY)																										
FLANAGAN MATTHEW R COMMISSO ANGELO					07298/ 151 03310/ 0131			10/19/1989 U I 12/21/1967 U I			0 H		Yr. Code		Assessed Value		Yr. Code		Assessed Value		Yr. Code		Assessed Value																			
													2018 101		2017 101		2016 101		2015 101																							
													2018 101		2017 101		2016 101		2015 101																							
													2018 101		2017 101		2016 101		2015 101																							
													Total:		217,900		Total:		214,200		Total:		208,800																			
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											MG																			
NOTES																																										
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													
201700293		02/02/2017		91		INSULATION			2,085				0						05/27/2016						317		15		PERMIT VISIT													
201501340		04/28/2015		11		POOL			1,200		05/27/2016		100		05/27/2016		27' REPLACE EXISTING		04/06/2015						317		15		PERMIT VISIT													
201402950		12/17/2014		25		WINDOWS			5,832		04/06/2015		100		04/06/2015		1 BOW, NVC		01/14/2011						317		15		PERMIT VISIT													
10		01/12/2010		20		WOOD STOVE			2,500				0				PELLET STOVE		04/06/2007						250		P1		PHONE MESSAG													
140		01/01/1985		MN		Manual Note			0				0				ADDITION		10/19/2006						311		11		ENTRY DENIED													
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		D						40,000 SF		2,32		1.1900		7		1.0000		0.90		MG		1.00		TOP2 SHP2		Spec Use		Spec Calc		.90		2.24		89,600	
1		101		ONE FAM			RA								0.08 AC		7,000.00		1.0000		0		1.0000		0.80		MG		1.00						1.00		5,600.00		400			
Total Card Land Units:						1.00 AC		Parcel Total Land Area:						1 AC						Total Land Value:						90,000																

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C-		AVG. (-)	FBM Sqft	983		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			93.08
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			215,935
Heat Type	1		FORCED H/A	AYB			1963
AC Type	03		FULL	EYB			1981
Bedrooms	3			Dep Code			AG
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %			37
Total Rooms	6			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			63
Basement Floor				Apprais Val			136,000
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
02	SHED/FR			L	48	7.48	1999	G		GD	70	300
07	POOL A-C	OB	Outbuilding	L	27	69.00	2015	A		GD	70	1,300

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
BMT	BASEMENT	0	1,965		18.62	36,57
CFL	CATHEDRAL CE	910	910		95.84	87,21
FFL	1ST FLOOR	886	886		93.08	82,46
OPF	OPEN PORCH	0	273		9.21	2,51
WDK	WOOD DECK	0	547		13.10	7,16

WEB	WOOD DECK	5	51%	15.1%	1,328
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