

State Use 104
Print Date 12/18/2019 12:43:59

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
TALBOT HENRY R TALBOT NOREEN P 41 FAIRVIEW ST EAST LONGMEADOW MA 01028 GIS ID F_379607_2853839 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		104	137600		137,600									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		104	84900		84,900									
												RESIDENTL.		104	6800		6,800									
				SUPPLEMENTAL DATA												Total		229,300		229,300						
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10																				
Assoc Pid#																										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
TALBOT HENRY R HANNA EDWARD J, COVEY JUDITH M + HANNA THOMAS, HANNA EDWARD J + NELSON				11712	0287	06-22-2001	U	I	150,000		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				11623	0292	05-03-2001	U	I	1		1A		2019	104	133,600	2018	104	122,900	2017	104	124,300					
				08893	0135	07-21-1994	U	I	1		1A			104	82,400		104	82,400		104	80,600					
				6738	0190	01-22-1988	U	I	138,500					104	6,800		104	6,800		104	5,600					
				06009	0143	02-11-1986	U	I	1		1A		Total	222800		Total	212100		Total	210500						
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description		Amount		Code	Description		YEAR	Amount														Comm Int		
Total				0.00																						
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 137,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,800 Appraised Land Value (Bldg) 84,900 Special Land Value 0 Total Appraised Parcel Value 229,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 229,300														
Nbhd		Nbhd Name		B		Tracing		Batch																		
0001						104		MA																		
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				
201902965		10-01-2019		91	INSULATION		2,500		05-22-2018		0	05-22-2018		21 REPLACEMENT		05-22-2018					400	15	PERMIT VISIT			
201702856		11-08-2017		25	WINDOWS		39,921				100					12-29-2016					317	2	MEASURED			
																04-08-2004					317	14	INSPECTED			
																03-25-2004					250	22	MAILER SENT			
																11-06-2003					274	2	MEASURED			
																01-30-1981		500	3	MEAS+INSPCTD						
LAND LINE VALUATION SECTION																										
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing		Size A	Adj Unit Pric	Land Value			
1	104	TWO FAM		RC				10,350	SF	8.20	1.000	5	LAND	1.00	MA	1.00				0		1.000	8.20	84,900		
Total Card Land Units								0.238	AC	Parcel Total Land Area: 0.2376								Total Land Value								84,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	MULTI-CONV	Basement Floor	12	CONCRETE
Model	03	MULTI-FAMILY	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	2	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2	4	VINYL	104	TWO FAM	
Roof Structure	2	HIP		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2				0	
Interior Floor 1	3	HARDWOOD	COST / MARKET VALUATION		
Interior Floor 2			Adj Base Rate	78.12	
Heat Fuel	2	GAS	RCN	241,440	
Heat Type	5	STEAM	Net Other Adj		
AC Type	01	NONE	Year Built	1890	
Bedrooms	4		Effective Year Built	1975	
Full Baths	3		Depreciation Code	AV	
Half Baths	0		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	8		Depreciation %	43	
Bath Style	A	AVERAGE	Functional Obsol		
Half Bath Style			External Obsol		
Kitchens	1		Cost Trend Factor	1	
Kitchen Style	A	AVERAGE	Condition		
Extra Kitchens	1		% Complete		
Extra Kitchen St	F	FAIR	Overall % Condition	57	
FBM Sqft			RCNLD	137,600	
FBM Quality			Dep % Ovr		
Fireplaces	0		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	0	NO	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
03	GARAGE	OB	Outbuildi	L	400	28.18	1930	60	0.00	AV	A	1.00	6,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,106		18.21	20,143	
EFB	ENCL PORCH	0	499		27.40	13,672	
FFL	1ST FLOOR	1,134	1,134		91.14	103,357	
OPF	OPEN PORCH	0	28		9.77	273	
OSP	SCRN PORCH	0	154		13.61	2,096	
SFL	2ND FLOOR	1,118	1,118		91.14	101,899	
Ttl Gross Liv / Lease Area		2,252	4,039	2,649		241,440	

