

State Use 101
Print Date 12/18/2019 1:15:09 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
BEHAN THOMAS M 31 BROOK ST EAST LONGMEADOW MA 01028 GIS ID F_381313_2851515												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	96800		96,800												
				RES LAND								101		90700		90,700													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6600		6,600												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
				Total										194,100		194,100													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
BEHAN THOMAS M BEHAN THOMAS M +, BEHAN ROBERTA				11126	0106	03-15-2000	U	I			1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				08312	0054	01-15-1993	U	I	80,000		1A	2019	101	94,100	2018	101	87,000	2017	101	87,400									
				05931	0411	10-30-1985	U	I	0		1A		101	88,000		101	88,000		101	85,900									
													101	6,600		101	6,600		101	6,600									
				Total								Total		188700	Total		181600		Total		179900								
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								APPRAISED VALUE SUMMARY															
Nbhd				Nbhd Name			B			Tracing			Batch			Appraised BLDG. Value (Card)					96,800								
0001										101			MA			Appraised Xf (B) Value (Bldg)					0								
																Appraised Ob (B) Value (Bldg)					6,600								
																Appraised Land Value (Bldg)					90,700								
																Special Land Value					0								
																Total Appraised Parcel Value					194,100								
																Valuation Method					C								
																Adjustment													
																Net Total Appraised Parcel Value					194,100								
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	
201903024		10-07-2019		4		ADDITION		20,000				0				BUILD SHED DORM		01-30-2015						317		1		LEFT NOTICE	
201900003		01-03-2019		91				2,700				0						11-21-2014						317		2		MEASURED	
																		10-11-2003						274		3		MEAS+INSPCTD	
																		02-04-1981						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	101	ONE FAM		RC				26,750	SF	3.39		1.000	5	LAND	1.00	MA	1.00			0			1.000		3.39		90,700		
Total Card Land Units								0.614	AC	Parcel Total Land Area: 0.6141								Total Land Value										90,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	97.44	
Interior Floor 2	3	HARDWOOD	RCN	169,799	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1951	
AC Type	03	FULL	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	43	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	96,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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	264	28.18	1958	60	0.00	AV	A	1.00	4,500
22	WOOD DK			L	214	9.20	1998	60	0.00	AV	A	1.00	1,200
14	SCRN HSE			L	96	14.95	2000	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	884		22.59	19,970	
FFL	1ST FLOOR	884	884		112.82	99,736	
HST	HALF STORY	442	884		56.41	49,868	
OPF	OPEN PORCH	0	16		14.10	226	
Ttl Gross Liv / Lease Area		1,326	2,668	1,505		169,799	

