

State Use 101
Print Date 12/18/2019 9:09:30 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
PRATT REGINA M 86 GATES AVE EAST LONGMEADOW MA 01028 GIS ID F_379039_2855639												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		94400		94,400												
												RES LAND		101		86700		86,700												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		600		600												
				SUPPLEMENTAL DATA																										
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																						
														Total		181,700		181,700												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
PRATT REGINA M				05884 0466		08-28-1985		U		I		0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
																2019	101	87,800	2018	101	80,600	2017	101	80,800						
																	101	84,200		101	84,200		101	82,100						
																	101	400		101	400		101	400						
Total		172400		Total		165200		Total		163300																				
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)								94,400										
0001								101		MA		Appraised Xf (B) Value (Bldg)								0										
												Appraised Ob (B) Value (Bldg)								600										
												Appraised Land Value (Bldg)								86,700										
												Special Land Value								0										
												Total Appraised Parcel Value								181,700										
												Valuation Method								C										
												Adjustment																		
												Net Total Appraised Parcel Value								181,700										
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		
201200203		01-30-2012		5		DEMOLITION		1,300								SHED		07-16-2019				1		334		3		MEAS+INSPCTD		
																		05-11-2012						317		15		PERMIT VISIT		
																		01-27-2012						317		16		FIELDREV CHG		
																		04-29-2004						319		14		INSPECTED		
																		04-05-2004						250		22		MAILER SENT		
																		03-24-2004						316		2		MEASURED		
																		04-10-1992						131		14		INSPECTED		
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				15,000	SF	5.78	1.000	5	LAND	1.00	MA	1.00				0			1.000	5.78		86,700				
Total Card Land Units								0.344	AC	Parcel Total Land Area: 0.3444								Total Land Value												86,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.5	2.5	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	72.80	
Interior Floor 1	2	SOFTWOOD	RCN	165,552	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1925	
Heat Type	5	STEAM	Effective Year Built	1975	
AC Type	01	NONE	Depreciation Code	AV	
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %	43	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	57	
Extra Kitchens	0		RCNLD	94,400	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
02	SHED/FR			L	80	7.48	2005	60	0.00	AV	A	1.00	400
19	PATIO			L	64	5.75	2019	60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	806		16.83	13,564
EFP	ENCL PORCH	0	104		25.11	2,612
FFL	1ST FLOOR	806	806		84.25	67,906
SFL	2ND FLOOR	806	806		84.25	67,906
UAT	UNFIN ATTC	0	806		16.83	13,564
Ttl Gross Liv / Lease Area		1,612	3,328	1,965		165,552

