

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
MAHAN JOHN F MAHAN JOANNE M 43 GERRARD AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	160300		160,300										
												RES LAND		101	64900		64,900										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1900		1,900										
				SUPPLEMENTAL DATA																							
Alt Prcl ID SP Permit HBT:HBT Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total		227,100		227,100											
GIS ID F_375314_2855335																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
MAHAN JOHN F LACHANCE				06543		0040		06-30-1987		U		I		129,900				Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				04167		0243		08-20-1975		U		I		0				2019		101	156,400	2018	101	141,700	2017	101	137,600
																		101	63,100		101	63,100		101	59,900		
																		101	1,900		101	1,000		101	1,000		
				Total												Total		221400		Total		205800		Total		198500	
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																											
Nbhd		Nbhd Name		B		Tracing		Batch																			
0001						101		MF																			
NOTES																											
SUB DIV 894														Appraised BLDG. Value (Card)										160,300			
														Appraised Xf (B) Value (Bldg)										0			
														Appraised Ob (B) Value (Bldg)										1,900			
														Appraised Land Value (Bldg)										64,900			
														Special Land Value										0			
														Total Appraised Parcel Value										227,100			
														Valuation Method										C			
														Adjustment													
														Net Total Appraised Parcel Value										227,100			
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			
20		01-22-2009		7	REMODEL		15,000								FAMILY RM, OFFIC		03-07-2018					333	11	ENTRY DENIED			
38		03-14-2001		7	REMODEL		3,500								FIRST FL BTHRM		12-02-2009					317	15	PERMIT VISIT			
81		05-13-1999		11	POOL		8,000								POOL WITH DECK		04-09-2004					317	1	LEFT NOTICE			
217		10-14-1997		MN	Manual Note		4,250								REMODEL		12-18-2001					105	15	PERMIT VISIT			
																	11-02-1999					247	15	PERMIT VISIT			
																	01-13-1998					200	15	PERMIT VISIT			
																	06-05-1992					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				11,786	SF	7.25	0.760	3	LAND	1.00	MF	1.00					0		1.000	5.51	64,900		
Total Card Land Units								0.271	AC	Parcel Total Land Area:				0.2706	Total Land Value											64,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		96.52
Interior Floor 2	3	HARDWOOD	RCN		208,238
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1962
AC Type	03	FULL	Effective Year Built		1995
Bedrooms	3		Depreciation Code		GV
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		23
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		77
Extra Kitchen St			RCNLD		160,300
FBM Sqft	966		Dep % Ovr		
FBM Quality	4		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
07	POOL A-C	OB	Outbuildi	L	25	69.00	1999	60	0.00	AV	A	1.00	1,000
02	SHED/FR			L	168	7.48	2017	70	0.00	GD	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,288		24.95	32,132	
FFL	1ST FLOOR	1,288	1,288		124.54	160,413	
WDK	WOOD DECK	0	900		17.44	15,693	
Ttl Gross Liv / Lease Area		1,288	3,476	1,672		208,238	

