

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
HOYLAND DANIEL R HOYLAND KELLY M 65 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375473_2852281												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	294600		294,600																	
												RES LAND		101	83000		83,000																	
				DRAINAGE				VIEW		COMMUNITY																								
				SUPPLEMENTAL DATA																														
				Alt Prcl ID SP Permit Chapter Land OC Dates 10/4/18 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																										
				Total										377,600		377,600																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
HOYLAND DANIEL R BEDROCK FINANCIAL LLC TR TOWN OF EAST LONGMEADOW REED + ESTABROOK				22411		0051		10-19-2018		Q		I		385,000		00		Year		Code		Assessed		Year		Code		Assessed						
				21746		0554		06-30-2017		U		I		85,600		1E		2019		101		149,600		2018		937		5,900						
				21467		0002		11-30-2016		U		I		0		1E				101		80,400				937		84,200						
				05947		0181		11-20-1985		U		I		0		1A												101		78,400				
																Total		230000		Total		90100		Total		83900								
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				NA																		
NOTES																																		
																		Appraised BLDG. Value (Card)										294,600						
																		Appraised Xf (B) Value (Bldg)										0						
																		Appraised Ob (B) Value (Bldg)										0						
																		Appraised Land Value (Bldg)										83,000						
																		Special Land Value										0						
Total Appraised Parcel Value										377,600																								
Valuation Method										C																								
Adjustment																																		
Net Total Appraised Parcel Value										377,600																								
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						
201703117		12-19-2017		8		RENOVATION		124,000		06-19-2018		100		06-19-2018		REBUILD & ADD 2N		10-10-2018						400		25		OC VISIT						
201702657		10-13-2017		5		DEMOLITION		9,000		06-19-2018		100		06-19-2018		HOUSE & GARAGE		06-19-2018						400		15		PERMIT VISIT						
																		03-01-2018						333		15		PERMIT VISIT						
																		04-01-2016						317		15		PERMIT VISIT						
																		03-12-2015						105		15		PERMIT VISIT						
																		03-31-2014						317		15		PERMIT VISIT						
																		05-10-2013						105		15		PERMIT VISIT						
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		RB				20,000	SF	4.43	1.040	6	LAND	0.90	NA	1.00	TOP2			0			1.000	4.15	83,000									
Total Card Land Units																		0.459	AC	Parcel Total Land Area: 0.4591				Total Land Value										83,000

Property Location 65 AVERY ST
 Vision ID 2621

Account # 2667

Map ID 3/ 68A/ 0/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

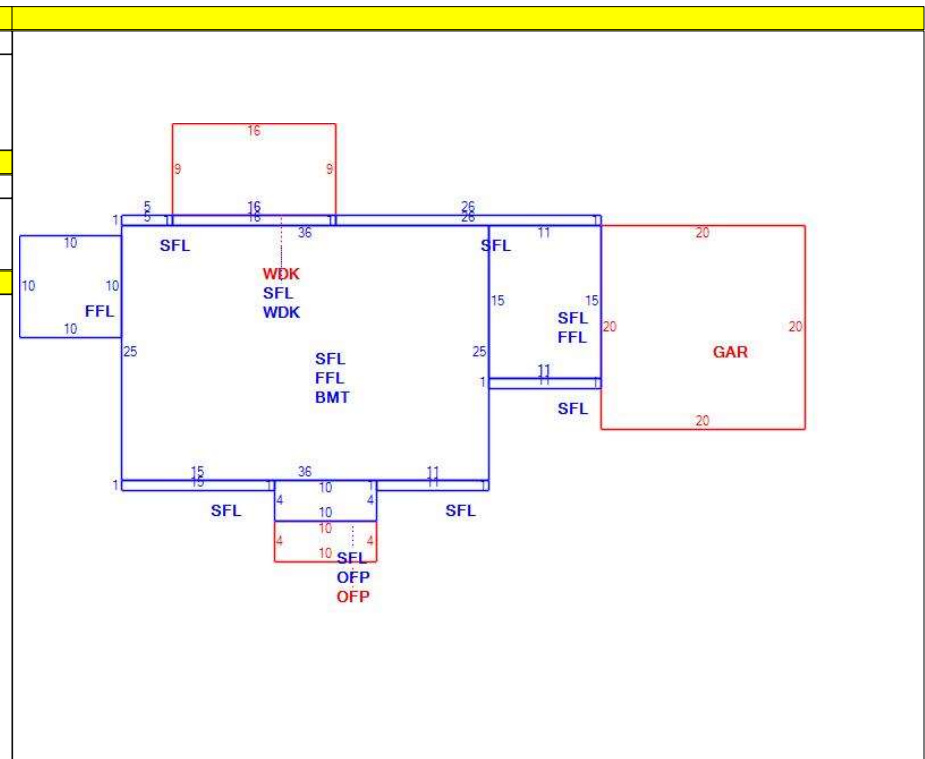
Card # 1 of 1

State Use 101
 Print Date 12/18/2019 3:32:54 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		82.82
Interior Floor 1	3	HARDWOOD	RCN		303,710
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2017
Heat Type	1	FORCED H/A	Effective Year Built		2017
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		1
Extra Fixtures	1		Functional Obsol		2
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		97
Extra Kitchens	0		RCNLD		294,600
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			

MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION	
Adj Base Rate	82.82
RCN	303,710
Net Other Adj	
Year Built	2017
Effective Year Built	2017
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	1
Functional Obsol	2
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	97
RCNLD	294,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	900		22.30	20,069	
FFL	1ST FLOOR	1,165	1,165		111.49	129,891	
GAR	GARAGE	0	400		44.60	17,839	
OFF	OPEN PORCH	0	80		11.15	892	
SFL	2ND FLOOR	1,189	1,189		111.49	132,566	
WDK	WOOD DECK	0	160		15.33	2,453	
Ttl Gross Liv / Lease Area		2,354	3,894	2,724		303,710	

