

State Use 101
Print Date 12/19/2019 9:06:21 A

CURRENT OWNER						TOPO TYPE				UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
CHAMPAGNE DAVID R CHAMPAGNE JULIE E 4 HICKORY HILL DR WILBRAHAM MA 01095 GIS ID F_384662_2853930																Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	151200		151,200								
														RES LAND		101	104000		104,000								
						DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	500		500								
						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		255,700		255,700							
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
CHAMPAGNE DAVID R LANE,PEARLE B LANE PAUL R + PEARLE B,						17725	0211	04-03-2009	U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
						BK10	0	12-29-1997	U	I	1		1A	2019	101	146,800	2018	101	135,300	2017	101	132,100					
						02753	0152	07-05-1960	U	I	0			101	101,000		101	101,000		101	98,800						
														101	500		101	500		101	500						
								Total	0.00																		
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description				Amount		Code	Description				YEAR	Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 151,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 104,000 Special Land Value 0 Total Appraised Parcel Value 255,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 255,700									
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name				B		Tracing				Batch															
0001								101				MG															
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						
201502421		08-17-2015		21 MN	SIDING		10,000		05-13-2016		100	05-13-2016		INCLUDES 16 WIND FAMILY RM		05-13-2016				317	15	PERMIT VISIT					
107		01-01-1986			Manual Note										12-28-2012	317				2	MEASURED						
															12-19-2002	274				14	INSPECTED						
															12-13-2002	250				22	MAILER SENT						
															12-12-2002	274				2	MEASURED						
															02-21-1992	170				3	MEAS+INSPCTD						
															10-16-1980	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		RA				16,826	SF	5.19	1.190	7	LAND	1.00	MG	1.00				0		1.000	6.18	104,000			
Total Card Land Units								0.386	AC	Parcel Total Land Area: 0.3863								Total Land Value								104,000	

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	1.75	1 3/4 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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	88.01	
Interior Floor 2	4	CARPET	RCN	215,946	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1956	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	151,200	
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
19	PATIO			L	144	5.75	1965	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		19.61	17,881	
FFL	1ST FLOOR	1,304	1,304		98.25	128,114	
GAR	GARAGE	0	308		39.23	12,084	
TQS	3/4 STORY	445	593		73.73	43,720	
UTQ	UNFIN TQS	0	319		44.35	14,148	
Ttl Gross Liv / Lease Area		1,749	3,436	2,198		215,946	

