

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
FLYNN THOMAS F FLYNN CATHY A 46 BIRCHLAND AV EAST LONGMEADOW MA 01028 GIS ID F_382888_2850837 Mailed										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	98100				98,100																		
												RES LAND		101	84800				84,800																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4100				4,100																		
				SUPPLEMENTAL DATA								Total		187,000		187,000																					
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
PUZANKOV SVETLANA FLYNN THOMAS F FLYNN CATHY A WESCOTT GEORGE W HEIRS OF CO TR WESCOTT GEORGE W +				22679 373		05-24-2019		Q		I		190,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed												
				21243 0391		06-30-2016		U		I		100		1A		2019		101	96,200	2018	101	96,400	2017	101	76,800												
				20902 0196		10-06-2015		U		I		100		1A				101	82,300		101	82,300		101	80,400												
				08339 0480		02-18-1993		U		I		1		1A				101	4,100		101	4,100		101	4,100												
				02306 0413		04-28-1954		U		I		0				Total		182600	Total	182800	Total	161300															
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		MA																													
NOTES																																					
														Appraised BLDG. Value (Card) 98,100																							
														Appraised Xf (B) Value (Bldg) 0																							
														Appraised Ob (B) Value (Bldg) 4,100																							
														Appraised Land Value (Bldg) 84,800																							
														Special Land Value 0																							
														Total Appraised Parcel Value 187,000																							
														Valuation Method C																							
														Adjustment																							
														Net Total Appraised Parcel Value 187,000																							
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									
201503038		12-10-2015		4		ADDITION		82,500		06-03-2016		100		03-03-2017		KITCHEN, BATH, LA		03-03-2017						317		15		PERMIT VISIT									
108		01-01-1985		MN		Manual Note										PIGEON HSE		06-03-2016						317		3		MEAS+INSPCTD									
98		01-01-1982		MN		Manual Note										SHED		10-11-2013						317		2		MEASURED									
																		04-15-2004						317		14		INSPECTED									
																		04-02-2004						250		22		MAILER SENT									
																		03-11-2004						311		1		LEFT NOTICE									
																		07-28-1992						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				10,000	SF	8.48	1.000	5	LAND	1.00	MA	1.00					0		1.000	8.48	84,800												
																		Total Card Land Units 0.230 AC Parcel Total Land Area: 0.2296										Total Land Value 84,800									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	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	99.18	
Interior Floor 2	5	LINO/VINYL	RCN	127,455	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1920	
AC Type	01	NONE	Effective Year Built	1995	
Bedrooms	2		Depreciation Code	GV	
Full Baths	2		Remodel Rating	04	
Half Baths	0		Year Remodeled	2015	
Extra Fixtures	0		Depreciation %	23	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	98,100	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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	216	28.18	1930	60	0.00	AV	A	1.00	3,700
02	SHED/FR			L	96	7.48	1982	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	648		24.80	16,071	
FFL	1ST FLOOR	901	901		123.62	111,384	
Ttl Gross Liv / Lease Area		901	1,549	1,031		127,455	

