

Property Location 140 PATTERSON AV		Map ID 3B/ 53/ 3/ /		Bldg Name		State Use 101	
Vision ID 3314		Account # 3367		Bldg # 1		Print Date 12/19/2019 10:03:26	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MAGNUS HEATHER R SOLIE CHRISTOPHER M 140 PATTERSON AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	249800	249,800		
						RES LAND	101	84800	84,800		
						RESIDNTL.	101	17100	17,100		
		DRAINAGE		VIEW	COMMUNITY						
		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#					
GIS ID F_376634_2853253						Total				351,700	351,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MAGNUS HEATHER R HEATH PAUL M CARABETTA MICHAEL D/B/A,R E M CONST REL ROMAN CATHOLIC BISHOP,		22319	0474	08-17-2018	Q	I	359,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		17393	0368	07-15-2008	U	I	358,770	1	2019	101	243,300	2018	101	226,100	2017	101	218,500
		15580	0514	12-19-2005	U	I	685,000	1		101	82,300		101	82,300		101	80,400
		02004	0344	08-10-1949	U	I	0			101	17,100		101	17,100		101	17,100
		Total						342700		Total		325500		Total		316000	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			0.00								

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	MA

NOTES				
SUB DIV 982				

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	
103	04-21-2010	11	POOL	35,000				21` X 32` INGROUN	03-19-2018			333	4	INFO AT DOOR	
319	10-11-2007	2	DWELLING	200,000				OC 7/11/2008 58`	11-23-2010			311	15	PERMIT VISIT	
									12-02-2009			317	15	PERMIT VISIT	
									11-21-2008			317	15	PERMIT VISIT	
									12-21-2007			317	3	MEAS+INSPCTD	
									03-23-1981			500	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	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#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	
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	87.23	
Interior Floor 2	4	CARPET	RCN	265,703	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2007	
AC Type	03	FULL	Effective Year Built	2012	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	6	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	94	
Extra Kitchen St			RCNLD	249,800	
FBM Sqft	468		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
11	POOL I-V	OB	Outbuildi	L	672	29.00	2010	70	0.00	GD	G	1.25	17,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		23.47	21,966	
BNT	BSMT ENTRY	0	36		6.53	235	
FFL	1ST FLOOR	936	936		117.46	109,946	
GAR	GARAGE	0	484		47.08	22,788	
PAT	PATIO	0	144		5.71	822	
SFL	2ND FLOOR	936	936		117.46	109,946	
Ttl Gross Liv / Lease Area		1,872	3,472	2,262		265,703	

