

State Use 101
Print Date 12/19/2019 11:16:25

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
BOYDSTON SCOTT A BOYDSTON JENNIFER L 39 NORTH CIRCLE DR EAST LONGMEADOW MA 01028 GIS ID F_384889_2855827												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	240800		240,800														
												RES LAND		101	103600		103,600														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		600														
				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		345,000		345,000															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
BOYDSTON SCOTT A ROBISON,DONALD C ROBISON,DONALD C CHAPDELAINE,ROGER L				16847	0006	08-01-2007	U	I			314,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
				12372	0055	04-25-2002	U	I	1		2019		101	234,500	2018	101	214,800	2017	101	194,300											
				12054	0029	12-21-2001	U	I	217,500		101		100,600	101	100,600	101	98,500														
				03921	0039	02-14-1974	U	I	0		101		600	101	600	101	600														
				Total		0.00						Total		335700		Total		316000		Total		293400									
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														APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 240,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 103,600 Special Land Value 0 Total Appraised Parcel Value 345,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 345,000																	
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												
201602045	07-06-2016	7	REMODEL			60,000		03-30-2017	100	03-30-2017		KITCHEN & BATH		03-30-2017			317	15	PERMIT VISIT												
201501753	05-26-2015	12	REROOF			14,000		06-05-2015	100	06-05-2015		NVC		06-05-2015			317	15	PERMIT VISIT												
347	11-06-2008	54	FENCE			3,300						NVC		01-16-2009			317	15	PERMIT VISIT												
78	04-19-2000	5	DEMOLITION			0						POOL,DCK,ACCSS		01-16-2009			317	15	PERMIT VISIT												
														04-26-2007			250	14	INSPECTED												
														04-12-2007			311	3	MEAS+INSPCTD												
														10-01-2002			274	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	RA				16,170 SF	5.39	1.190	7	LAND	1.00	MG	1.00			0		1.000	6.41	103,600										
Total Card Land Units							0.371 AC	Parcel Total Land Area: 0.3712							Total Land Value							103,600									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	4	CARPET
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	26	WOOD	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	81.48	
Interior Floor 1	4	CARPET	RCN	312,781	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1964	
Heat Type	3	FORCED H/W	Effective Year Built	1995	
AC Type	03	FULL	Depreciation Code	GV	
Bedrooms	3		Remodel Rating	03	
Full Baths	3		Year Remodeled	2017	
Half Baths	0		Depreciation %	23	
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	77	
Extra Kitchens	0		RCNLD	240,800	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	730		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
02	SHED/FR			L	96	7.48	2005	70	0.00	GD	G	1.25	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		21.50	19,609	
CFL	CATHEDRAL CE	341	341		110.90	37,818	
FFL	1ST FLOOR	960	960		107.74	103,434	
GAR	GARAGE	0	684		43.16	29,522	
PAT	PATIO	0	294		5.50	1,616	
SFL	2ND FLOOR	33	33		107.74	3,556	
TQS	3/4 STORY	684	912		80.81	73,697	
UFL	UNFIN UPPR FLOOR	0	623		64.68	40,296	
WDK	WOOD DECK	0	214		15.10	3,232	
Ttl Gross Liv / Lease Area		2,018	4,973	2,903		312,781	

