

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
THOMA REGINA N 34 CEDAR HILL RD EAST LONGMEADOW MA 01028 GIS ID F_378546_2851420 Mailed										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	114100				114,100										
										RES LAND		101	84400		84,400														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	20400				20,400										
				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		218,900		218,900													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
US BANK NATIONAL ASSOC TR THOMA REGINA N COUGHLAN JOHN S, MONAHAN MONAHAN MAR				22900		190		10-15-2019		U		I		288,499		1L		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				17481		0385		09-19-2008		U		I		189,000				2019	101	111,000	2018	101	102,900	2017	101	103,600			
				06845		0352		05-24-1988		U		I		144,000															
				6120		0062		06-17-1986		U		I		1		1A													
				05679		0113		09-05-1984		U		I		0		1A													
														Total		213400		Total		205300		Total		204100					
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)								114,100					
																Appraised Xf (B) Value (Bldg)								0					
																Appraised Ob (B) Value (Bldg)								20,400					
																Appraised Land Value (Bldg)								84,400					
																Special Land Value								0					
																Total Appraised Parcel Value								218,900					
																Valuation Method								C					
																Adjustment													
																Net Total Appraised Parcel Value								218,900					
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	
201401124		04-24-2014		91		INSULATION		1,600				0				NVC		11-03-2016						317		2		MEASURED	
																		05-07-2004						317		14		INSPECTED	
																		04-02-2004						250		22		MAILER SENT	
																		03-05-2004						311		2		MEASURED	
																		04-09-1992						170		3		MEAS+INSPCTD	
																		04-01-1992						107		22		MAILER SENT	
																		07-25-1991						131		2		MEASURED	
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				9,019	SF	9.36	1.000	5	LAND	1.00	MA	1.00					0		1.000	9.36	84,400				
Total Card Land Units								0.207	AC	Parcel Total Land Area: 0.2070								Total Land Value								84,400			

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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
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	94.39	
Interior Floor 1	4	CARPET	RCN	200,172	
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built	1964	
Heat Type	1	FORCED H/A	Effective Year Built	1975	
AC Type	01	NONE	Depreciation Code	AV	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	43	
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	57	
Extra Kitchens	0		RCNLD	114,100	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	547		Dep Ovr Comment		
FBM Quality	3		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			

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	312	28.18	1964	60	0.00	AV	A	1.00	5,300
11	POOL I-V	OB	Outbuildi	L	800	29.00	1964	60	0.00	AV	A	1.00	13,900
02	SHED/FR			L	128	7.48	1965	60	0.00	AV	A	1.00	600
02	SHED/FR			L	128	7.48	1985	60	0.00	AV	A	1.00	600

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Ttl Gross Liv / Lease Area						
		1,596	2,752	1,780		200,172

