

Property Location Vision ID 415		40 LINDEN AV		Account # 424		Map ID 15/ 40/ 2/ /		Bldg # 1		Bldg Name Sec # 1 of 1		Card # 1 of 1		State Use 101 Print Date 12/18/2019 9:42:46 A	
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CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
HANKS MARJORIE L HEIRS & DEV 40 LINDEN AVE EAST LONGMEADOW MA 01028 GIS ID F_378943_2851597		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed		
										RESIDNTL.	101	109600	109,600		
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	89200	89,200		
										RESIDNTL.	101	7800	7,800		
										Total		206,600	206,600		

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
HANKS MARJORIE L HEIRS & DEV HANKS,MARJORIE L HANKS MARJORIE L,		17409	0392	07-21-2008	U	I	10	1A	10 100 0		1A 1A		Year	Code	Assessed	Year	Code	Assessed		
		13641	0251	10-01-2003	U	I	2019	101					106,500	2018	101	98,200	2017	101	96,300	
		01830	0182	07-10-1946	U	I	101	101					86,700	101	86,700	101	7,800	101	84,700	
												Total		201000	Total		192700	Total		188800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			1,500.00								

ASSESSING NEIGHBORHOOD				Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value			
Nbhd	Nbhd Name	B	Tracing				
0001			101	MA			

NOTES											
SUB DIV #595 92 PERMIT NVC											

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	
248	08-24-2011	12	REROOF	15,000				REP FIRE	08-01-2019			334	2	MEASURED	
10	01-01-1992	MN	Manual Note	5,000					04-13-2012				317	15	PERMIT VISIT
									03-08-2004				311	3	MEAS+INSPCTD
									09-17-1980				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	RC				22,400 SF	3.98	1.000	5	LAND	1.00	MA	1.00			0		1.000	3.98	89,200
Total Card Land Units							0.514	AC	Parcel Total Land Area:				0.5142	Total Land Value							89,200

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	1.50		1 1/2 STORIES			Units	1						
Foundation	1		CONCRETE			MIXED USE							
Exterior Wall 1	4		VINYL			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				98.88			
Interior Floor 1	4		CARPET			RCN				173,945			
Interior Floor 2	3		HARDWOOD			Net Other Adj							
Heat Fuel	1		OIL			Year Built				1954			
Heat Type	3		FORCED H/W			Effective Year Built				1981			
AC Type	01		NONE			Depreciation Code				AG			
Bedrooms	4					Remodel Rating							
Full Baths	1					Year Remodeled							
Half Baths	0					Depreciation %				37			
Extra Fixtures	0					Functional Obsol							
Total Rooms	7					External Obsol							
Bath Style	A		AVERAGE			Cost Trend Factor				1			
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	A		AVERAGE			Overall % Condition				63			
Extra Kitchens	0					RCNLD				109,600			
Extra Kitchen St						Dep % Ovr							
FBM Sqft						Dep Ovr Comment							
FBM Quality						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
02	SHED/FR			L	260	7.48	1969	30	0.00	PR	A	1.00	600
14	SCRN HSE			L	180	14.95	1969	30	0.00	PR	A	1.00	800
03	GARAGE	OB	Outbuildi	L	760	28.18	1954	30	0.00	PR	A	1.00	6,400
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
FFL	1ST FLOOR					1,108	1,108		111.01	122,994			
HST	HALF STORY					459	918		55.50	50,951			
Ttl Gross Liv / Lease Area						1,567	2,026	1,567		173,945			

