Property Location 9 HARRIS DR | Map ID 7/ 74/ 64/ / | Bldg Name | State Use 101
Vision ID 5077 | Account # 5154 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/19/2019 4:53:54 P

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
PAPPAS JOHN				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
9 HARRIS DR				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_375266_2846185

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	151100	151,100
RES LAND	101	75800	75,800
RESIDNTL.	101	2500	2,500
Total		229,400	229,400

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
PAPPAS JOHN	19861	0342	06-10-2013	Q	I	213,000	00
MASSIMINO AMY M,	15940	0218	05-24-2006	U	I	100	1A
GUINIPERO,AMY M	10933	0455	09-21-1999	U	I	1	1A
GUINIPERO JASON J + AMY M,	09801	0043	03-21-1997	U	I	118,760	
BENTON ASSOCIATES INC	0000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2019	101	147,000	2018	101	137,600	2017	101	132,200
	101	73,700		101	73,700		101	72,000
	101	2,500		101	2,500		101	2,500
	Total	223200		Total	213800		Total	206700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	NF

NOTES

SUB DIV #718

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	151,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,500
Appraised Land Value (Bldg)	75,800
Special Land Value	0
Total Appraised Parcel Value	229,400
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	229,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201500998	04-15-2015	62	SOLAR	12,000	04-01-2016	100	04-01-2016	
201500300	02-06-2015	62	SOLAR	22,950	04-17-2015	0		NO START RECK 6/
254	10-10-1996	MN	Manual Note	61,500				DWELLING

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
04-01-2016			317	15	PERMIT VISIT
04-17-2015			317	15	PERMIT VISIT
08-26-2010			316	3	MEAS+INSPCTD
07-17-1998			105	3	MEAS+INSPCTD
01-12-1998			200	15	PERMIT VISIT
12-18-1996			200	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	RA				4,569	SF	16.60	1.000	4	LAND	1.00	NF	1.00			0			1.000	16.60	75,800
						Total Card Land Units	0.105	AC	Parcel Total Land Area:	0.1049												Total Land Value	75,800

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2		
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	1	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	330	
FBM Quality	2	
Fireplaces	0	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

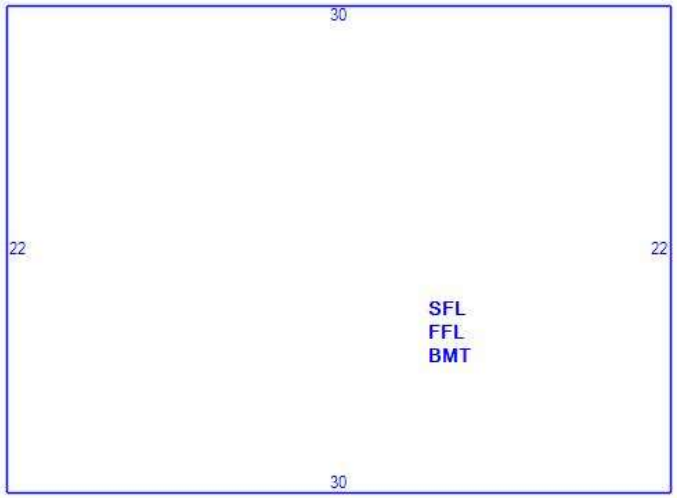
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	101.93
RCN	173,685
Net Other Adj	
Year Built	1996
Effective Year Built	2005
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	87
RCNLD	151,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
02	SHED/FR			L	96	7.48	1997	50	0.00	FR	A	1.00	400
19	PATIO			L	322	5.75	2000	60	0.00	AV	A	1.00	1,100
02	SHED/FR			L	192	7.48	2000	70	0.00	GD	A	1.00	1,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2005	87	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	660		23.92	15,790
FFL	1ST FLOOR	660	660		119.62	78,948
SFL	2ND FLOOR	660	660		119.62	78,948
	Ttl Gross Liv / Lease Area	1,320	1,980	1,452		173,685