

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
FLANAGAN MATTHEW R FLANAGAN NANCY P 436 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_391038_2858729												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	139700		139,700											
												RES LAND		101	92400		92,400											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1600		1,600											
				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		233,700		233,700												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
FLANAGAN MATTHEW R COMMISSO ANGELO				07298 03310		0151 0131		10-19-1989 12-21-1967		U U		I I		0 0		1		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
																		2019		101	136,000	2018	101	126,300	2017	101	124,600	
																				101		90,000		101	90,000		101	88,000
																				101		1,600		101	1,600		101	1,600
				Total														227600		Total		217900		Total		214200		
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			MG																	
NOTES																												
																Appraised BLDG. Value (Card)										139,700		
																Appraised Xf (B) Value (Bldg)										0		
																Appraised Ob (B) Value (Bldg)										1,600		
																Appraised Land Value (Bldg)										92,400		
																Special Land Value										0		
																Total Appraised Parcel Value										233,700		
																Valuation Method										C		
																Adjustment												
																Net Total Appraised Parcel Value										233,700		
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				
201700293		02-02-2017		91	INSULATION		2,085		05-27-2016		0		05-27-2016		27' REPLACE EXIS		05-27-2016					317	15	PERMIT VISIT				
201501340		04-28-2015		11	POOL		1,200		04-06-2015		100		04-06-2015		1 BOW, NVC		01-14-2011					317	15	PERMIT VISIT				
201402950		12-17-2014		25	WINDOWS		5,832		04-06-2015		100		04-06-2015		PELLET STOVE		04-06-2007					250	P1	PHONE MESSAG				
10		01-12-2010		20	WOOD STOVE		2,500								ADDITION		10-19-2006					311	11	ENTRY DENIED				
140		01-01-1985		MN	Manual Note												08-10-2000					247	2	MEASURED				
																	05-17-2000					247	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				40,000		2.39		1.190	7	LAND	0.90	MG	1.00	TOP2			0	TRF1	0.9	1.000	2.30	92,000		
1	101	ONE FAM		RA				0.080		7,000.00		1.000	0		0.80	MG	1.00	SHP2			0			1.000	5,600.00	400		
Total Card Land Units								0.998		AC	Parcel Total Land Area:				0.9983				Total Land Value								92,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C-	AVG. (-)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	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		86.56
Interior Floor 1	4	CARPET	RCN		221,783
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1963
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	1		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		63
Extra Kitchens	0		RCNLD		139,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	983		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	2		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	48	7.48	1999	70	0.00	GD	G	1.25	300
07	POOLA-C	OB	Outbuildi	L	27	69.00	2015	70	0.00	GD	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,965		19.12	37,569	
CFL	CATHEDRAL CE	910	910		98.43	89,574	
FFL	1ST FLOOR	886	886		95.60	84,698	
OPF	OPEN PORCH	0	273		9.45	2,581	
WDK	WOOD DECK	0	547		13.46	7,361	
Ttl Gross Liv / Lease Area		1,796	4,581	2,320		221,783	

