Property Location 19 EVERGREEN DR | Map ID 70/ 64/ 6/ / | Bldg Name | State Use 101
Vision ID 5147 | Account # 5224 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/19/2019 5:04:52 P

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
RAHILLY JAMES J JR				
RAHILLY JACQUELINE M	TOPO WET	EASEMENT	TRAFFIC	CORNER
19 EVERGREEN DRIVE	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_391663_2858429

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#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	278200	278,200
RES LAND	101	112500	112,500
	Total	390,700	390,700

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
DUNLOP JOHN M	22643	525	04-29-2019	Q	I	419,000	00
RAHILLY JAMES J JR	07476	0466	06-13-1990	U	V	77,000	
WARD JOSEPH E ETAL	0000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2019	101	245,800	2018	101	232,300	2017	101	222,900
	101	109,300		101	109,300		101	106,900
	Total	355100		Total	341600		Total	329800

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	NG

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	278,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	112,500
Special Land Value	0
Total Appraised Parcel Value	390,700
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	390,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
146	07-01-1990	MN	Manual Note	210,000				DWLG

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-24-2019			400	3	MEAS+INSPCTD
01-20-2012			317	16	FIELDREV CHG
11-02-2006			311	3	MEAS+INSPCTD
04-27-2000			247	3	MEAS+INSPCTD
01-15-1991			105	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	RA				26,786	SF	3.39	1.240	8	LAND	1.00	NG	1.00			0			1.000	4.20	112,500
						Total Card Land Units	0.615	AC	Parcel Total Land Area:	0.6149												Total Land Value	112,500

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	09	CONTEMPORY
Model	01	RESIDENTIAL
Grade	B	GOOD
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	2	CLAPBOARD
Exterior Wall 2		
Roof Structure	8	IRREGULAR
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	3	FORCED H/W
AC Type	03	FULL
Bedrooms	3	
Full Baths	2	
Half Baths	1	
Extra Fixtures	1	
Total Rooms	8	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	1	
WS Flues		
Central Vac	1	YES
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

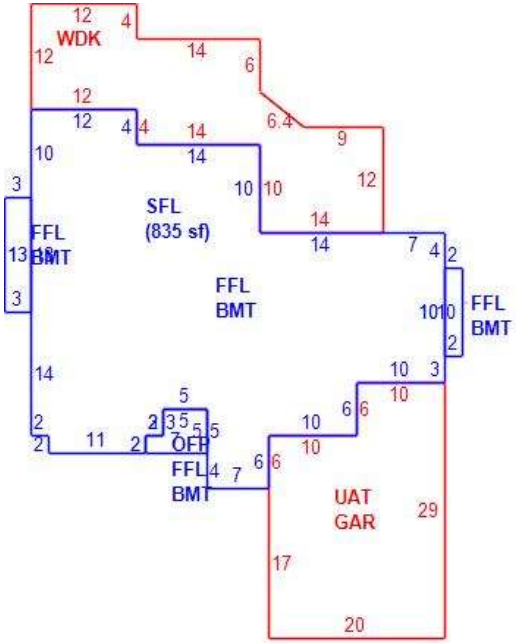
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	79.26
RCN	335,224
Net Other Adj	
Year Built	1990
Effective Year Built	2001
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	83
RCNLD	278,200
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,466		22.50	32,982
FFL	1ST FLOOR	1,466	1,466		112.57	165,023
GAR	GARAGE	0	520		45.03	23,414
OFP	OPEN PORCH	0	29		11.64	338
SFL	2ND FLOOR	835	835		112.57	93,993
UAT	UNFIN ATTC	0	520		22.51	11,707
WDK	WOOD DECK	0	490		15.85	7,767
	Ttl Gross Liv / Lease Area	2,301	5,326	2,978		335,224