

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
CHRISTENSEN DONALD I 51 FORBES HILL RD EAST LONGMEADOW MA 01028 GIS ID F_393998_2840229												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	126700		126,700												
												RES LAND		101	108900		108,900												
				DRAINAGE				VIEW		COMMUNITY																			
				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		235,600		235,600													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
CHRISTENSEN DONALD I				02673		0411		05-04-1959		U		I		0		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed		
																2019		101	123,000	2018		101	113,100	2017		101	113,200		
																		101	106,000			101	106,000			101	103,900		
														Total		229000		Total		219100		Total		217100					
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)												126,700					
												Appraised Xf (B) Value (Bldg)												0					
												Appraised Ob (B) Value (Bldg)								0									
												Appraised Land Value (Bldg)								108,900									
												Special Land Value								0									
												Total Appraised Parcel Value								235,600									
												Valuation Method								C									
												Adjustment																	
												Net Total Appraised Parcel Value								235,600									
												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				
																		04-25-2018							333	3	MEAS+INSPCTD		
																		06-14-2005							274	3	MEAS+INSPCTD		
																		02-22-2000							247	14	INSPECTED		
																		11-22-1999							247	2	MEASURED		
																		10-28-1991							181	3	MEAS+INSPCTD		
10-22-1980		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		RA				29,361	SF	3.12	1.190	7	LAND	1.00	MG	1.00				0			1.000	3.71	108,900				
Total Card Land Units								0.674	AC	Parcel Total Land Area: 0.6740				Total Land Value										108,900					

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	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		86.14
Interior Floor 1	3	HARDWOOD	RCN		222,290
Interior Floor 2	5	LINO/VINYL	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1961
Heat Type	1	FORCED H/A	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		126,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,029		18.86	19,403
FFL	1ST FLOOR	1,215	1,215		94.19	114,442
GAR	GARAGE	0	360		37.68	13,563
OSP	SCRN PORCH	0	150		14.44	2,166
TQS	3/4 STORY	772	1,029		70.67	72,715
Ttl Gross Liv / Lease Area		1,987	3,783	2,360		222,290

