

State Use 101
Print Date 12/19/2019 8:56:18 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
DULCHINOS DEAN A DULCHINOS MICHELLE J 20 ABBEY LN EAST LONGMEADOW MA 01028 GIS ID F_381441_2844015												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	328800		328,800												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	135200		135,200												
				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		464,000		464,000													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
DULCHINOS MICHELLE J TR DULCHINOS DEAN A DAVIS JOHN + STEPHEN A, DAVIS JOHN + STEPHEN A,				22548		567		02-07-2019		U		I		100		1A		Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed	
				14204		0498		05-27-2004		U		V		125,000				2019	101	319,600		2018	101	303,000		2017	101	293,900	
				9348		0266		12-22-1995		U		V		1		1			101	131,200			101	131,200			101	141,200	
				0000		0000				U				0				Total		450800		Total		434200		Total		435100	
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												APPRaised VALUE SUMMARY													
Nbhd				Nbhd Name				B				Tracing				Batch				Appraised BLDG. Value (Card)								328,800	
0001												101				NV				Appraised Xf (B) Value (Bldg)								0	
																Appraised Ob (B) Value (Bldg)								0					
																Appraised Land Value (Bldg)								135,200					
																Special Land Value								0					
																Total Appraised Parcel Value								464,000					
																Valuation Method								C					
																Adjustment													
																Net Total Appraised Parcel Value								464,000					
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	
201200293		01-31-2012		GEN		GENERATOR		10,400								OC 6/6/2006-MEAS OC 6/8/2005		06-27-2019						334		3		MEAS+INSPECTD	
84		04-03-2006		17		DECK		7,000										06-15-2012						317		15		PERMIT VISIT	
231		08-09-2004		2		DWELLING		169,200										02-08-2007						311		15		PERMIT VISIT	
																		02-08-2007						311		15		PERMIT VISIT	
																		03-30-2006						311		14		INSPECTED	
																		02-14-2006						250		22		MAILER SENT	
																01-03-2005						311		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		RAA				40,000		SF		2.39	1.400	9	LAND	1.00	NV	1.00			0				1.000	3.35		134,000	
1	101	ONE FAM		RAA				0.170		AC		7,000.00	1.000	0		1.00	NV	1.00			0				1.000	7,000.00		1,200	
Total Card Land Units								1.088		AC		Parcel Total Land Area: 1.0883								Total Land Value								135,200	

Property Location 20 ABBEY LN
Vision ID 6544

Account # 6648

Map ID 30/ 34/ 4/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	75.68	
Interior Floor 2			RCN	357,347	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2004	
AC Type	03	FULL	Effective Year Built	2010	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	8	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	92	
Extra Kitchen St			RCNLD	328,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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
GEN	GENERATO			B	0	0.00	2010	92	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,458		20.45	29,813	
FFL	1ST FLOOR	1,458	1,458		102.10	148,860	
GAR	GARAGE	0	768		40.81	31,344	
HST	HALF STORY	384	768		51.05	39,206	
PAT	PATIO	0	224		5.01	1,123	
SFL	2ND FLOOR	1,008	1,008		102.10	102,916	
WDK	WOOD DECK	0	288		14.18	4,084	
Ttl Gross Liv / Lease Area		2,850	5,972	3,500		357,347	

