

Property Location 34 MAPLEHURST AV		Map ID 15A/ 42/ 3/ /		Bldg Name		State Use 101															
Vision ID 6772		Account # 6892		Bldg # 1		Print Date 12/20/2019 8:24:19 A															
CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT															
FLANAGAN GEORGE T FLANAGAN SHARON L 34 MAPLEHURST AVE EAST LONGMEADOW MA 01028 GIS ID F_377787_2852630						Description	Code	Appraised	Assessed	1006 EAST LONGMEADOW											
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	256100	256,100												
						RES LAND	101	85600	85,600												
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	200	200												
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates 4/22/2010 In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		341,900	341,900												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
FLANAGAN GEORGE T TMGR INC ROBIE MICHAEL DUMOND TINA FLANAGAN GEORGE T,		17993	0071	09-21-2009	U	I	38,750	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		17948	0137	08-18-2009	U	I	24,000	1B	2019	101	249,100	2018	101	226,700	2017	101	219,800				
		16300	0172	11-01-2006	U	I	179,900	1V		101	83,000		101	83,000		101	81,100				
		9125	04241	05-20-1997	U	I	1	1A		101	200										
		9125	0390	04-24-1995	U	I	1	1A	Total		332300	Total		309700	Total		300900				
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								APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised BLDG. Value (Card)				256,100									
0001				101		MA		Appraised Xf (B) Value (Bldg)				0									
NOTES SUB DIV 1020 SUB DIV 1058 PAR B + C PL BK 354/129 BK 17993/69 AND BK 17993/71								Appraised Ob (B) Value (Bldg)				200									
								Appraised Land Value (Bldg)				85,600									
								Special Land Value				0									
								Total Appraised Parcel Value				341,900									
								Valuation Method				C									
								Adjustment													
								Net Total Appraised Parcel Value				341,900									
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							
277	11-12-2009	2	DWELLING	175,000				OC 4/22/2010 64' X	05-09-2018			333	2	MEASURED							
									03-31-2010			400	25	OC VISIT							
									01-14-2010			AO									
									01-14-2010			316	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	RC				12,000 SF	7.13	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.13	85,600
Total Card Land Units							0.275	AC	Parcel Total Land Area:				0.2755	Total Land Value							85,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys		
Stories	1.00	1 STORY	Units		
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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	84.50	
Interior Floor 2	4	CARPET	RCN	272,455	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2009	
AC Type	03	FULL	Effective Year Built	2012	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	6	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	94	
Extra Kitchen St			RCNLD	256,100	
FBM Sqft	474		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
02	SHED/FR			L	40	7.48	2007	60	0.00	AV	F	0.90	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,896		21.52	40,798	
FFL	1ST FLOOR	1,896	1,896		107.65	204,099	
GAR	GARAGE	0	576		42.98	24,759	
OPF	OPEN PORCH	0	20		10.76	215	
WDK	WOOD DECK	0	169		15.29	2,584	
Ttl Gross Liv / Lease Area		1,896	4,557	2,531		272,455	

