

Property Location 30 PONDVIEW DR		Map ID 58/ 1/ 3/ 1		Bldg Name		State Use 101	
Vision ID 6982		Account # 6982		Bldg # 1		Print Date 12/20/2019 8:45:46 A	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
HANIFAN THOMAS + DONNA 30 PONDVIEW DR EAST LONGMEADOW MA 01028 GIS ID F_385880_2856878		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	363500	363,500		
						RES LAND	101	161500	161,500		
						RESIDNTL.	101	1000	1,000		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit Chapter Land OC Dates 7/24/2015 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					
						Total		526,000	526,000		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
HANIFAN THOMAS + DONNA		20456	0115	10-08-2014	U	V	140,000	1	Year	Code	Assessed	Year	Code	Assessed
JOSEPH CHAPDELAIN + SONS INC		20151	0213	12-30-2013	U	V	250,000	1V	2019	101	353,400	2018	101	335,900
EAST LONGMEADOW GROUP INVENTORS		19822	0560	05-16-2013	U	V	1	1F		101	156,600		101	156,600
EAST LONGMEADOW GROUP ,INVENTORS		19427	0250	09-04-2012	U	I	1	1B		101	1,000		101	1,000
EAST LONGMEADOW RETIREMENTLLC ,FA		16116	0294	08-09-2006	U	V	1,350,000	1						
									Total	511000	Total	493500	Total	455200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	YEAR	Amount							Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 363,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,000 Appraised Land Value (Bldg) 161,500 Special Land Value 0 Total Appraised Parcel Value 526,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 526,000					
Total			0.00											

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	B	Tracing	Batch	
0001			101	MG	

NOTES									
SUB DIV 893-SUB DIV 1011 FY15 PLAN 1118 BK PG 368-98 TAKEN FROM PAREL 58-1-D									

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	
201402699	10-23-2014	2	DWELLING	425,000	06-24-2015	100		OC 7/24/2015 1920	03-03-2017			317	15	PERMIT VISIT	
									06-24-2016			317	15	PERMIT VISIT	
									03-11-2016			317	15	PERMIT VISIT	
									07-23-2015			400	25	OC VISIT	
									06-24-2015			317	15	PERMIT VISIT	
									05-08-2015			317	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				30,531 SF	3.02	1.750	2	LAND	1.00	NS	1.00			0		1.000	5.29	161,500		
Total Card Land Units							0.701	AC	Parcel Total Land Area: 0.7009							Total Land Value							161,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	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		75.33
Interior Floor 2	4	CARPET	RCN		370,921
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2014
AC Type	03	FULL	Effective Year Built		2016
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		2
Total Rooms	6		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			Overall % Condition		98
Extra Kitchen St			RCNLD		363,500
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac			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	192	7.48	2016	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,888		21.07	39,787	
FFL	1ST FLOOR	1,888	1,888		105.26	198,723	
GAR	GARAGE	0	840		42.10	35,366	
HST	HALF STORY	48	95		53.18	5,052	
OPF	OPEN PORCH	0	96		10.96	1,053	
PAT	PATIO	0	378		5.29	2,000	
SFL	2ND FLOOR	608	608		105.26	63,995	
UAT	UNFIN ATTC	0	1,185		21.05	24,946	
Ttl Gross Liv / Lease Area		2,544	6,978	3,524		370,921	

