

State Use 101
Print Date 11-03-2020 12:19:31

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
HOWELL CLAUDIA 49 MERRIAM ST EAST LONGMEADOW MA 01028 GIS ID F_381005_2853000												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		130000		130,000																							
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		84000		84,000																							
												RESIDNTL.		101		6800		6,800																							
				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		220,800		220,800																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
HOWELL CLAUDIA HOWELL CHRISTOPHER J HUNT FAMILY REALTY TRUST, HUNT NANCY O'BRIEN				21310 0415		08-15-2016		U		I		0		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				12799 0171		12-02-2002		U		I		174,000				2020		101		123,300		2019		101		119,900		2018		101		110,900									
				08585 0052		10-04-1993		U		I		1		1A				101		84,000				101		81,600		101		81,600											
				04599 0021		05-31-1978		U		I		0						101		6,800				101		6,800		101		6,800											
				Total		0.00										Total		214100		Total		208300		Total		199300															
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 BLDG. Value (Card) 130,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,800 Appraised Land Value (Bldg) 84,000 Special Land Value 0 Total Appraised Parcel Value 220,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 220,800																							
Nbhd		Nbhd Name		B		Tracing		Batch																																	
0001						101		MA																																	
NOTES																																									
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													
																		10-17-2014						317		2		MEASURED													
																		03-24-2004						250		22		MAILER SENT													
																		10-25-2003						274		2		MEASURED													
																		06-19-1992						131		3		MEAS+INSPCTD													
																		06-23-1980						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		RC								8,026		SF		10.47		1.000		5		LAND		1.00		MA		1.00				0		1.000		10.47		84,000	
Total Card Land Units 0.184 AC																		Parcel Total Land Area: 0.1843										Total Land Value 84,000													

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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		100.35
Interior Floor 1	4	CARPET	RCN		206,416
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1946
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	F	FAIR	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		63
Extra Kitchens	0		RCNLD		130,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
03	GARAGE	OB	Outbuildi	L	280	28.18	1950	60	0.00	AV	A	1.00	4,700
22	WOOD DK			L	320	9.20	2000	70	0.00	GD	A	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		23.10	21,070	
EFB	ENCL PORCH	0	18		32.16	579	
FFL	1ST FLOOR	912	912		115.77	105,581	
TQS	3/4 STORY	684	912		86.83	79,186	
Ttl Gross Liv / Lease Area		1,596	2,754	1,783		206,416	

