

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
PRATT REGINA M 86 GATES AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	99800		99,800										
												RES LAND		101	86700		86,700										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		600										
				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#																			
GIS ID F_379039_2855639												Total		187,100		187,100											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
PRATT REGINA M				05884	0466	08-28-1985	U	I	0	1A	Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed					
											2020	101	94,400	2019	101	87,800	2018	101	80,600								
																				101	86,700	101	84,200	101	84,200		
																										101	600
Total		181700		Total		172400		Total		165200																	
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		MA																			
NOTES																											
NO HEAT SFL												Appraised BLDG. Value (Card) 99,800															
												Appraised Xf (B) Value (Bldg) 0															
												Appraised Ob (B) Value (Bldg) 600															
												Appraised Land Value (Bldg) 86,700															
												Special Land Value 0															
												Total Appraised Parcel Value 187,100															
												Valuation Method C															
												Adjustment															
												Net Total Appraised Parcel Value 187,100															
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		
201200203		01-30-2012		5		DEMOLITION		1,300								SHED		07-16-2019				1	334	3	MEAS+INSPCTD		
																		05-11-2012					317	15	PERMIT VISIT		
																		01-27-2012					317	16	FIELDREV CHG		
																		04-29-2004					319	14	INSPECTED		
																		04-05-2004					250	22	MAILER SENT		
																		03-24-2004					316	2	MEASURED		
																		04-10-1992					131	14	INSPECTED		
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				15,000	SF	5.78	1.000	5	LAND	1.00	MA	1.00				0			1.000	5.78	86,700		
Total Card Land Units								0.344	AC	Parcel Total Land Area: 0.3444								Total Land Value 86,700									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	15	OLD STYLE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	2.5	2.5	Units	1		
Foundation	3	MASONRY	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		77.65	
Interior Floor 1	2	SOFTWOOD	RCN		175,082	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1925	
Heat Type	5	STEAM	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		99,800	
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
02	SHED/FR			L	80	7.48	2005	60	0.00	AV	A	1.00	400
19	PATIO			L	64	5.75	2019	60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	806		17.80	14,345
EFB	ENCL PORCH	0	104		26.56	2,762
FFL	1ST FLOOR	806	806		89.10	71,815
SFL	2ND FLOOR	806	806		89.10	71,815
UAT	UNFIN ATTC	0	806		17.80	14,345
Ttl Gross Liv / Lease Area		1,612	3,328	1,965		175,082

