

State Use 101
Print Date 11-03-2020 3:03:05 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
HOYLAND DANIEL R HOYLAND KELLY M 65 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375473_2852281												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	310800		310,800										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	83000		83,000										
				SUPPLEMENTAL DATA																							
				Alt Prcl ID SP Permit Chapter Land OC Dates 10/4/18 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		393,800		393,800									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
HOYLAND DANIEL R BEDROCK FINANCIAL LLC TR TOWN OF EAST LONGMEADOW REED + ESTABROOK				22411		0051		10-19-2018		Q		I		385,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				21746		0554		06-30-2017		U		I		85,600		1E		2020	101	294,600	2019	101	149,600	2018	937	5,900	
				21467		0002		11-30-2016		U		I		0		1E			101	83,000		101	80,400		937	84,200	
				05947		0181		11-20-1985		U		I		0		1A											
																		Total		377600		Total		230000		Total	
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		APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 310,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 83,000 Special Land Value 0 Total Appraised Parcel Value 393,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 393,800																	
0001						101		NA																			
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			
201703117		12-19-2017		8	RENOVATION		124,000		06-19-2018		100		06-19-2018		REBUILD & ADD 2N		10-10-2018					400	25	OC VISIT			
201702657		10-13-2017		5	DEMOLITION		9,000		06-19-2018		100		06-19-2018		HOUSE & GARAGE		06-19-2018					400	15	PERMIT VISIT			
																	03-01-2018					333	15	PERMIT VISIT			
																	04-01-2016					317	15	PERMIT VISIT			
																	03-12-2015					105	15	PERMIT VISIT			
																	03-31-2014					317	15	PERMIT VISIT			
																	05-10-2013					105	15	PERMIT VISIT			
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	RB				20,000	SF	4.43	1.040	6	LAND	0.90	NA	1.00	TOP2		0		1.000	4.15	83,000					
Total Card Land Units							0.459	AC	Parcel Total Land Area: 0.4591							Total Land Value							83,000				

Property Location 65 AVERY ST
Vision ID 2621

Account # 2667

Map ID 3/ 68A/ 0/ /

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	1.00	
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	88.11	
Interior Floor 2	4	CARPET	RCN	353,211	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2017	
AC Type	03	FULL	Effective Year Built	2016	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	2	
Total Rooms	8		Functional Obsol	10	
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	88	
Extra Kitchen St			RCNLD	310,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	900		25.93	23,340	
FFL	1ST FLOOR	1,165	1,165		129.67	151,061	
GAR	GARAGE	0	400		51.87	20,747	
OFP	OPEN PORCH	0	80		12.97	1,037	
SFL	2ND FLOOR	1,189	1,189		129.67	154,173	
WDK	WOOD DECK	0	160		17.83	2,853	
Ttl Gross Liv / Lease Area		2,354	3,894	2,724		353,211	

