

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
GEARY JOHN 78 OAK BROOK DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	190700		190,700								
												RES LAND		101	93600		93,600								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	500		500								
				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_382278_2857051										Total		284,800		284,800											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
GEARY JOHN DREWNOWSKI DIANE W LUSSIER PAULA A AMERICAN CLASSICS INC				08525 0334		08-13-1993		U		I		131,850				Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				08525 0332		08-13-1993		U		V		50,000				2020		101	180,900	2019	101	176,000	2018	101	165,600
				07480 0414		06-19-1990		U		V		65,000						101	93,600		101	91,100		101	91,100
				0000 0000				U				0						101	500		101	500			
														Total		275000		Total		267600		Total		256700	
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										
Total				0.00																					
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card) 190,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 93,600 Special Land Value 0 Total Appraised Parcel Value 284,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 284,800															
0001						101		NA																	
NOTES																									
SUB DIV #661																									
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		
201901949 116		05-29-2019 05-01-1993		91 MN	INSULATION Manual Note		2,700 128,000				0				DWELLING		03-19-2018 04-14-2004 03-17-2004 08-19-2003 02-10-1994				333 318 250 274 105	3 14 22 2 15	MEAS+INSPCTD INSPECTED MAILER SENT MEASURED 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		RA				25,090	SF	3.59	1.040	6	LAND	1.00	NA	1.00				0			1.000	3.73	93,600
Total Card Land Units								0.576	AC	Parcel Total Land Area: 0.5760				Total Land Value								93,600			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#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	Percentage		
Roof Cover	1	ASPHALT SH	0		
Interior Wall 1	1	DRYWALL	0		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	96.69	
Interior Floor 2	5	LINO/VINYL	RCN	224,362	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1993	
AC Type	01	NONE	Effective Year Built	2003	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	15	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	85	
Extra Kitchen St			RCNLD	190,700	
FBM Sqft	653		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		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
02	SHED/FR			L	120	7.48	2010	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	816		22.54	18,396
EFB	ENCL PORCH	0	168		33.59	5,643
FFL	1ST FLOOR	816	816		112.86	92,092
GAR	GARAGE	0	308		45.07	13,882
SFL	2ND FLOOR	816	816		112.86	92,092
WDK	WOOD DECK	0	144		15.67	2,257
Ttl Gross Liv / Lease Area		1,632	3,068	1,988		224,362

