

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
DURANT THAYER GINA M 4 HICKORY HILL DR												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	170500		170,500												
												RES LAND		101	104000		104,000												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	500		500												
WILBRAHAM MA 01095																													
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10																			
				Mailed						Assoc Pid#																			
GIS ID F_384662_2853930												Total		275,000		275,000													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
DURANT THAYER GINA M CHAMPAGNE DAVID R LANE,PEARLE B LANE PAUL R + PEARLE B,				23344		20		07-31-2020		Q		I		315,000		00		Year		Code		Assessed		Year		Code		Assessed	
				17725		0211		04-03-2009		U		I		1		1A		2020		101		151,200		2019		101		146,800	
				BK10		0		12-29-1997		U		I		1		1A				101		104,000				101		101,000	
				02753		0152		07-05-1960		U		I		0						101		500				101		500	
																Total		255700		Total		248300		Total		236800			
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												APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 170,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 104,000 Special Land Value 0 Total Appraised Parcel Value 275,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 275,000											
Nbhd		Nbhd Name		B		Tracing		Batch																					
0001						101		MG																					
NOTES																													

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	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	93.63	
Interior Floor 2	4	CARPET	RCN	243,597	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1956	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths			Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	170,500	
FBM Sqft	400		Dep % Ovr		
FBM Quality	3		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
19	PATIO			L	144	5.75	1965	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	912		22.12	20,170	
FFL	1ST FLOOR	1,304	1,304		110.83	144,518	
GAR	GARAGE	0	308		44.26	13,632	
TQS	3/4 STORY	445	593		83.17	49,318	
UTQ	UNFIN TQS	0	319		50.03	15,959	
Ttl Gross Liv / Lease Area		1,749	3,436	2,198		243,597	

