

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
GURNEY JOHN GURNEY LISA 80 BIRCHLAND AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	134000		134,000														
												RES LAND		101	84900		84,900														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4500		4,500														
				SUPPLEMENTAL DATA										Total		223,400		223,400													
GIS ID F_382733_2851481				Mailed				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
GURNEY JOHN LOCKHART CHARLES J HEIRS + DEV LOCKHART GERTRUDE M				22702		520		06-11-2019		Q		I		202,500		00		Year		Code		Assessed		Year		Code		Assessed			
				08941		0111		09-15-1994		U		I		1		1A		2020		101		114,300		2019		101		111,200			
				02151		0110		12-13-1951		U		I		0						101		84,900		2018		101		82,500			
																				101		4,500				101		4,500			
				Total		0.00										Total		203700		Total		198200		Total		189900					
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																															
																Appraised BLDG. Value (Card) 134,000															
																Appraised Xf (B) Value (Bldg) 0															
																Appraised Ob (B) Value (Bldg) 4,500															
																Appraised Land Value (Bldg) 84,900															
																Special Land Value 0															
																Total Appraised Parcel Value 223,400															
																Valuation Method C															
																Adjustment															
																Net Total Appraised Parcel Value 223,400															
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			
201902777		09-01-2019		25		WINDOWS		41,000		06-01-2020		100		12-09-2019		REPLACE WINDOW		06-01-2020						400		15		PERMIT VISIT			
201402306		08-11-2014		12		REROOF		3,500		03-20-2015		100		03-20-2015		NVC		09-28-2015						317		2		MEASURED			
																		03-20-2015						317		15		PERMIT VISIT			
																		01-07-2003						274		14		INSPECTED			
																		11-27-2002						250		22		MAILER SENT			
																		11-26-2002						274		2		MEASURED			
																		10-02-1980						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				10,400	SF	8.16	1.000	5	LAND	1.00	MA	1.00					0			1.000	8.16	84,900					
Total Card Land Units								0.239	AC	Parcel Total Land Area:				0.2388	Total Land Value												84,900				

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	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		104.95
Interior Floor 2	2	SOFTWOOD	RCN		191,401
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1950
AC Type	01	NONE	Effective Year Built		1988
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		30
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		134,000
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
03	GARAGE	OB	Outbuildi	L	264	28.18	1950	60	0.00	AV	A	1.00	4,500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		24.24	22,103
EFB	ENCL PORCH	0	88		35.88	3,158
FFL	1ST FLOOR	912	912		121.45	110,760
HST	HALF STORY	456	912		60.72	55,380
Ttl Gross Liv / Lease Area		1,368	2,824	1,576		191,401

