

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
FLANAGAN THOMAS J FLANAGAN TINA M 97 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375479_2851798 Mailed										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	229800				229,800														
										RES LAND		101	95200		95,200																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1400				1,400														
				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#																									
										Total		326,400		326,400																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
FLANAGAN THOMAS J BOUSQUET PAUL A + CONNORS THOMAS CHAFFIN MAU				09265 0363		09-26-1995		U		I		181,232		1		Year		Code		Assessed		Year		Code		Assessed							
				09161 0470		06-16-1995		U		I		141,750		1		2020		101		220,700		2019		101		214,700		2018		101		201,000	
				6297 0035		11-20-1986		U		V		60,000						101		95,200				101		92,300		101		92,300			
				04075 0229		12-02-1974		U		I		0						101		1,400				101		1,400		101		1,600			
																		Total		317300		Total		308400		Total		294900					
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		NA																									
NOTES																																	
SUB DIVISION 655																Appraised BLDG. Value (Card) 229,800																	
																Appraised Xf (B) Value (Bldg) 0																	
																Appraised Ob (B) Value (Bldg) 1,400																	
																Appraised Land Value (Bldg) 95,200																	
																Special Land Value 0																	
																Total Appraised Parcel Value 326,400																	
																Valuation Method C																	
																Adjustment																	
																Net Total Appraised Parcel Value 326,400																	
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					
160		06-20-1995		MN		Manual Note		65,000								DWELLING		03-21-2018 05-04-2004 04-06-2004 03-30-2004 12-12-1995 04-25-1980						333 318 250 311 107 500		2 14 22 2 3 14		MEASURED INSPECTED MAILER SENT MEASURED MEAS+INSPCTD 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		RB				28,660 SF		3.19	1.040	6	LAND	1.00	NA	1.00			0			1.000	3.32		95,200								
Total Card Land Units								0.658	AC	Parcel Total Land Area: 0.6579				Total Land Value								95,200											

Property Location 97 AVERY ST
 Vision ID 3360

Account # 3415

Map ID 4/ 12/ C/ I

Bldg # 1

Bldg Name
 Sec # 1 of 1

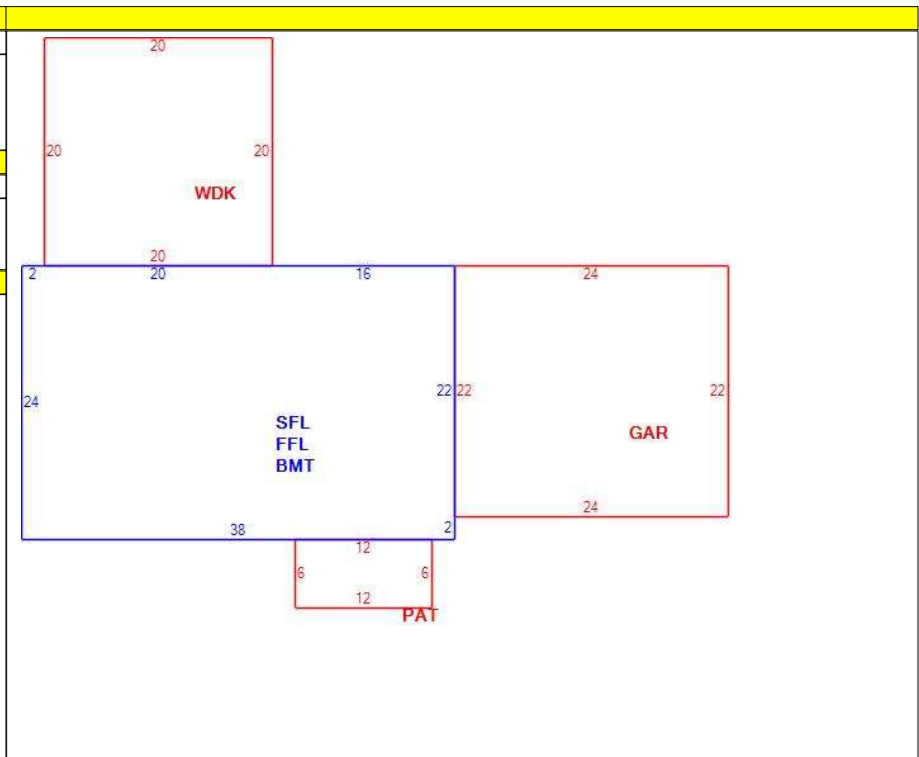
Card # 1 of 1

State Use 101
 Print Date 11-03-2020 4:52:29 P

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+	AVG. (+)	#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	4	CARPET	Adj Base Rate	92.60	
Interior Floor 2	3	HARDWOOD	RCN	270,379	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1995	
AC Type	03	FULL	Effective Year Built	2003	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	15	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	85	
Extra Kitchen St			RCNLD	229,800	
FBM Sqft	456		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
07	POOL A-C	OB	Outbuildi	L	26	69.00	2003	60	0.00	AV	A	1.00	1,100
22	WOOD DK			L	49	9.20	2003	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		23.70	21,611	
FFL	1ST FLOOR	912	912		118.74	108,294	
GAR	GARAGE	0	528		47.45	25,055	
PAT	PATIO	0	72		6.60	475	
SFL	2ND FLOOR	912	912		118.74	108,294	
WDK	WOOD DECK	0	400		16.62	6,650	
Ttl Gross Liv / Lease Area		1,824	3,736	2,277		270,379	



97 AVERY ST