

State Use 101
Print Date 11-03-2020 7:17:11 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
GUNTHER ERIC JOHN GUNTHER SAMANTHA L 112 PEASE RD EAST LONGMEADOW MA 01028 GIS ID F_387695_2842618												Description	Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.	101	175200		175,200											
				DRAINAGE				VIEW		COMMUNITY		RES LAND	101	106400		106,400											
												RESIDNTL.	101	20600		20,600											
				SUPPLEMENTAL DATA																							
Alt Prcl ID SP Permit Chapter Land OC Dates 7/12/2013 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		302,200		302,200													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
GUNTHER ERIC JOHN WILKINSON DUSTIN E HAMYLAK SARAH A GUILLow SARAH A, RALEIGH,WILLIAM				22607	87	04-01-2019	Q	I	325,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				20567	0236	01-15-2015	Q	I	289,900		00		2020	101	166,000	2019	101	161,400	2018	101	146,100						
				19725	0108	03-13-2013	U	I	100		1A			101	106,400		101	103,600		101	103,600						
				17594	0279	12-29-2008	U	I	260,000					101	20,600		101	20,600		101	17,700						
				17248	0157	04-16-2008	U	I	189,800		1L		Total		293000		Total		285600		Total		267400				
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																		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 175,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 20,600 Appraised Land Value (Bldg) 106,400 Special Land Value 0 Total Appraised Parcel Value 302,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 302,200									
Nbhd		Nbhd Name			B			Tracing			Batch																
0001								101			MG																
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							
201800423	02-07-2018	7	REMODEL			20,100		06-18-2018	100	06-18-2018		MSTR CLOSET			06-18-2018			333	15	PERMIT VISIT							
201701920	06-21-2017	17	DECK			6,000		02-28-2018	100	02-28-2018		16X16 AROUND PO			02-28-2018			333	15	PERMIT VISIT							
201701917	06-21-2017	11	POOL			7,800		02-28-2018	100	02-28-2018		30' ABOVE GROUN			04-11-2014			317	15	PERMIT VISIT							
201301740	06-18-2013	3	GARAGE			32,750			100	04-11-2014		OC 7/12/2013 24X2			07-09-2013			317	15	PERMIT VISIT							
201102913	11-19-2011	25	WINDOWS			7,528						13 REPLACEMENT			04-20-2012			317	15	PERMIT VISIT							
130	04-21-2006	8	RENOVATION			9,129						OC 5/15/2006-CON			01-20-2012			317	16	FIELDREV CHG							
																		03-20-2009			317	2	MEASURED				
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				40,000	SF	2.39	1.190	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	2.56	102,400				
1	101	ONE FAM	RA				0.570	AC	7,000	1.000	0		1.00	MG	1.00			0			1.000	7,000	4,000				
Total Card Land Units							1.488	AC	Parcel Total Land Area: 1.4883							Total Land Value										106,400	

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+		AVG. (+)			#Heat Sys	1.00						
Stories	1.75		1 3/4 STORIES			Units	1						
Foundation	3		MASONRY			MIXED USE							
Exterior Wall 1	4		VINYL			Code	Description			Percentage			
Exterior Wall 2						101	ONE FAM			100			
Roof Structure	1		GABLE							0			
Roof Cover	1		ASPHALT SH							0			
Interior Wall 1	2		PLASTER			COST / MARKET VALUATION							
Interior Wall 2						Adj Base Rate				94.43			
Interior Floor 1	4		CARPET			RCN				250,345			
Interior Floor 2	3		HARDWOOD			Net Other Adj							
Heat Fuel	1		OIL			Year Built				1831			
Heat Type	5		STEAM			Effective Year Built				1988			
AC Type	01		NONE			Depreciation Code				GD			
Bedrooms	5					Remodel Rating							
Full Baths	2					Year Remodeled							
Half Baths	0					Depreciation %				30			
Extra Fixtures	2					Functional Obsol							
Total Rooms	8					External Obsol							
Bath Style	A		AVERAGE			Cost Trend Factor				1			
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	A		AVERAGE			Overall % Condition				70			
Extra Kitchens	0					RCNLD				175,200			
Extra Kitchen St						Dep % Ovr							
FBM Sqft						Dep Ovr Comment							
FBM Quality						Misc Imp Ovr							
Fireplaces	1					Misc Imp Ovr Comment							
WS Flues						Cost to Cure Ovr							
Central Vac	0		NO			Cost to Cure Ovr Comment							
Frame	1		WOOD										
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	180	7.48	1965	60	0.00	AV	A	1.00	800
16	SHOP/LFT			L	220	35.08	1831	60	0.00	AV	A	1.00	4,600
04	GARAGE/L			L	576	30.48	2013	70	0.00	GD	A	1.00	12,300
07	POOL A-C	OB	Outbuildi	L	27	69.00	2017	70	0.00	GD	A	1.00	1,300
22	WOOD DK			L	256	9.20	2017	70	0.00	GD	A	1.00	1,600
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
ATC	ATTIC					53	210		29.51	6,197			
BMT	BASEMENT					0	954		23.41	22,333			
BNT	BSMT ENTRY					0	50		7.02	351			
EFP	ENCL PORCH					0	55		36.14	1,988			
FFL	1ST FLOOR					1,219	1,219		116.93	142,536			
TQS	3/4 STORY					572	763		87.66	66,883			
UTQ	UNFIN TQS					0	191		52.65	10,056			
Ttl Gross Liv / Lease Area						1,844	3,442	2,141		250,345			

