

State Use 101
Print Date 11-03-2020 8:30:24 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																									
FERENCE DAVID M + KARRY A 35 HIGH PINE CR EAST LONGMEADOW MA 01028 GIS ID F_390096_2851745												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		287100		287,100																																			
												RES LAND		101		119800		119,800																																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		11300		11,300																																			
				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		418,200		418,200																																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																																					
FERENCE DAVID M + KARRY A LECLAIR JEFFREY D LECLAIR JEFFREY D, MILLEY KENNETH S +, MILLEY KENNETH S +,				20472		0600		10-24-2014		Q		I		342,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed																			
				18894		0450		08-29-2011		U		I		1		1A		2020		101		279,900		2019		101		272,400		2018		101		254,600																			
				12516		0255		08-19-2002		U		I		420,000		1F				101		119,800				101		116,600		101		116,600																					
				12516		0252		07-21-2002		U		I		420,000						101		11,300				101		11,300		101		11,300																					
				08595		0017		10-14-1993		U		I		283,500																																							
																Total		411000				Total		400300				Total		382500																							
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				NG																																					
NOTES																																																					
																		Appraised BLDG. Value (Card)										287,100																									
																		Appraised Xf (B) Value (Bldg)										0																									
																		Appraised Ob (B) Value (Bldg)										11,300																									
																		Appraised Land Value (Bldg)										119,800																									
																		Special Land Value										0																									
																		Total Appraised Parcel Value										418,200																									
																		Valuation Method										C																									
																		Adjustment																																			
																		Net Total Appraised Parcel Value										418,200																									
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																									
233		08-19-2002		20		WOOD STOVE		1,000								OC 8/20/02		02-20-2015		01				317		3		MEAS+INSPCTD																									
327		11-01-1993		MN		Manual Note		990								DECK		01-11-2008						317		3		MEAS+INSPCTD																									
5		01-01-1990		MN		Manual Note		28,000								ADDN		12-06-2007						250		22		MAILER SENT																									
220		07-01-1987		MN		Manual Note		6,000								IG POOL		06-28-2007						311		1		LEFT NOTICE																									
27		02-01-1987		MN		Manual Note		150,000								SFR		02-13-2003						274		15		PERMIT VISIT																									
																		11-12-2001						247		14		INSPECTED																									
																		10-01-2001						250		22		MAILER SENT																									
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	1.240	8	LAND	1.00	NG	1.00							1.000	2.96		118,400																									
1	101	ONE FAM		RA				0.200		AC		7,000	1.000	0		1.00	NG	1.00							1.000	7,000		1,400																									
																		Total Card Land Units										1.118		AC		Parcel Total Land Area: 1.1183										Total Land Value										119,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	2.00	
Stories	2.00	2 Story	Units	1	
Foundation	1		MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		82.69
Interior Floor 1	4	CARPET	RCN		398,682
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1987
Heat Type	1	FORCED H/A	Effective Year Built		1990
AC Type	03	FULL	Depreciation Code		AV
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		28
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		72
Extra Kitchens	0		RCNLD		287,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1273		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1987	60	0.00	AV	A	1.00	11,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,592		23.60	37,565	
CFL	CATHEDRAL CE	374	374		121.60	45,479	
FFL	1ST FLOOR	1,346	1,346		118.13	159,000	
GAR	GARAGE	0	616		47.17	29,059	
OPF	OPEN PORCH	0	201		11.75	2,363	
OSP	SCRN PORCH	0	190		18.03	3,426	
SFL	2ND FLOOR	986	986		118.13	116,474	
WDK	WOOD DECK	0	320		16.61	5,316	
Ttl Gross Liv / Lease Area		2,706	5,625	3,375		398,682	

