

State Use 101
Print Date 11-03-2020 8:44:55 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
GABIN ELISABETH C GABIN MELVIN 75 TIMBER DR EAST LONGMEADOW MA 01028 GIS ID F_390439_2848250												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		341900		341,900																	
												RES LAND		101		135700		135,700																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		1600		1,600																	
				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		479,200		479,200																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
GABIN ELISABETH C GILLIS LAURIE A WHEELER KAREN A, WHEELER EVERET S +, EQUITY ONE REAL ESTATE +				22782		99		07-31-2019		Q		I		490,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				19365		0365		07-27-2012		U		I		370,000		00		2020		101		328,500		2019		101		282,300		2018		101		288,100	
				11903		0408		10-05-2001		U		I		100		1A				101		135,700				101		131,700		101		131,700			
				07804		0567		09-12-1991		U		I		361,000						101		1,600				101		1,600		101		1,600			
				06652		0220		10-15-1987		U		I		1		1																			
				Total		0.00												Total		465800		Total		415600		Total		421400							
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																							
Year		Code		Description		Amount		Code		Description																YEAR		Amount		Comm Int					
																		APPROAISED VALUE SUMMARY																	
																		Appraised BLDG. Value (Card)								341,900									
																		Appraised Xf (B) Value (Bldg)								0									
																		Appraised Ob (B) Value (Bldg)								1,600									
																		Appraised Land Value (Bldg)								135,700									
																		Special Land Value								0									
																		Total Appraised Parcel Value								479,200									
																		Valuation Method								C									
																		Adjustment																	
																		Net Total Appraised Parcel Value								479,200									
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							
201603015		12-29-2016		91		INSULATION		3,626				0				DWLG		08-10-2012						317		3		MEAS+INSPCTD							
224		10-01-1990		MN		Manual Note		225,000										12-05-2007						250		P1		PHONE MESSAG							
																		06-14-2007						311		2		MEASURED							
																								247		14		INSPECTED							
																								247		2		MEASURED							
																								107		14		INSPECTED							
																		04-07-1992						170		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		RAA				40,000		SF	2.39	1.400	9	LAND	1.00	NV	1.00			0				1.000	3.35	134,000									
1	101	ONE FAM		RAA				0.240		AC	7,000	1.000	0		1.00	NV	1.00			0				1.000	7,000	1,700									
Total Card Land Units								1.158		AC	Parcel Total Land Area: 1.1583								Total Land Value								135,700								

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	09		CONTEMPORY				Basement Floor	12		CONCRETE			
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	B		GOOD				#Heat Sys	1.00					
Stories	2.00		2 STORY				Units	1					
Foundation	1		CONCRETE				MIXED USE						
Exterior Wall 1	26		WOOD				Code	Description			Percentage		
Exterior Wall 2							101	ONE FAM			100		
Roof Structure	2		HIP								0		
Roof Cover	1		ASPHALT SH								0		
Interior Wall 1	2		PLASTER				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate				71.14		
Interior Floor 1	4		CARPET				RCN				416,947		
Interior Floor 2	3		HARDWOOD				Net Other Adj						
Heat Fuel	2		GAS				Year Built				1990		
Heat Type	1		FORCED H/A				Effective Year Built				2000		
AC Type	03		FULL				Depreciation Code				GD		
Bedrooms	4						Remodel Rating						
Full Baths	3						Year Remodeled						
Half Baths	0						Depreciation %				18		
Extra Fixtures	1						Functional Obsol						
Total Rooms	8						External Obsol						
Bath Style	G		GOOD				Cost Trend Factor				1		
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	G		GOOD				Overall % Condition				82		
Extra Kitchens	0						RCNLD				341,900		
Extra Kitchen St							Dep % Ovr						
FBM Sqft	1411						Dep Ovr Comment						
FBM Quality	3						Misc Imp Ovr						
Fireplaces	1						Misc Imp Ovr Comment						
WS Flues							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
02	SHED/FR			L	240	7.48	1991	70	0.00	GD	G	1.25	1,600
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,881		20.97	39,449			
CFL	CATHEDRAL CE					589	589		108.13	63,686			
FFL	1ST FLOOR					1,292	1,292		104.92	135,555			
GAR	GARAGE					0	564		42.04	23,712			
OPF	OPEN PORCH					0	132		10.33	1,364			
OSP	SCRN PORCH					0	300		15.74	4,721			
SFL	2ND FLOOR					1,332	1,332		104.92	139,752			
WDK	WOOD DECK					0	592		14.71	8,708			
	Ttl Gross Liv / Lease Area					3,213	6,682	3,974		416,947			

