

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
HIGGINS SHELLEY A 33 PEASE ROAD EAST LONGMEADOW MA 01028 GIS ID F_389849_2844008												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	145200		145,200																	
												RES LAND		101	99900		99,900																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	3600		3,600																	
				SUPPLEMENTAL DATA								Total		248,700		248,700																		
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				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)																		
HIGGINS SHELLEY A HIGGINS CHRISTOPHER C +, LABONTE RAYMOND M + ROSE				18289		0241		05-07-2010		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed						
				09375		0280		01-29-1996		U		I		145,000				2020		101		138,400		2019		101		149,900						
				03280		0059		08-16-1967		U		I		0						101		99,900		2018		101		96,600						
																				101		3,600				101		3,600						
				Total														Total		241900		Total		250100		Total		238700						
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												APPRAISED VALUE SUMMARY																
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)										145,200														
0001						101		MG		Appraised Xf (B) Value (Bldg)										0														
										Appraised Ob (B) Value (Bldg)										3,600														
										Appraised Land Value (Bldg)										99,900														
										Special Land Value										0														
										Total Appraised Parcel Value										248,700														
										Valuation Method										C														
										Adjustment																								
										Net Total Appraised Parcel Value										248,700														
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						
201203139		09-19-2012		25		WINDOWS		4,225								NVC		08-12-2019						334		2		MEASURED						
130		05-14-2010		11		POOL		100										06-07-2013						317		15		PERMIT VISIT						
																		03-09-2012						317		15		PERMIT VISIT						
																		01-21-2011						317		15		PERMIT VISIT						
																		04-26-2007						311		2		MEASURED						
																		04-28-2000						250		22		MAILER SENT						
																		04-25-2000						247		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				32,748	SF	2.84	1.190	7	LAND	1.00	MG	1.00				0	TRF2	0.9	1.000	3.05	99,900									
Total Card Land Units																		0.752	AC	Parcel Total Land Area: 0.7518				Total Land Value										99,900

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	18		SPLIT ENT				Basement Floor						
Model	01		RESIDENTIAL				Bsmt Garage		2				
Grade	C+		AVG. (+)				#Heat Sys		1.00				
Stories	1.00		1 STORY				Units		1				
Foundation	1		CONCRETE				MIXED USE						
Exterior Wall 1	3		ALUMINUM				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	2		PLASTER				COST / MARKET VALUATION						
Interior Wall 2	8		PLYWD PANL				Adj Base Rate			102.48			
Interior Floor 1	4		CARPET				RCN			230,546			
Interior Floor 2	5		LINO/VINYL				Net Other Adj						
Heat Fuel	1		OIL				Year Built			1967			
Heat Type	3		FORCED H/W				Effective Year Built			1981			
AC Type	01		NONE				Depreciation Code			AG			
Bedrooms	2						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	0						Depreciation %			37			
Extra Fixtures	0						Functional Obsol						
Total Rooms	6						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor			1			
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition			63			
Extra Kitchens	0						RCNLD			145,200			
Extra Kitchen St							Dep % Ovr						
FBM Sqft	650						Dep Ovr Comment						
FBM Quality	3						Misc Imp Ovr						
Fireplaces	2						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	120	7.48	2003	70	0.00	GD	F	0.90	600
08	POOL A-O			L	30	69.00	2010	70	0.00	GD	A	1.00	1,400
22	WOOD DK			L	256	9.20	2010	70	0.00	GD	A	1.00	1,600
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
FFL	1ST FLOOR					1,300	1,300		137.48	178,718			
LLV	LOWR LEVEL					0	1,300		34.37	44,679			
WDK	WOOD DECK					0	368		19.43	7,149			
Ttl Gross Liv / Lease Area						1,300	2,968	1,677		230,546			

