

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
HOWELL JUSTIN PRECHTL KATHERINE 475 SOMERS ROAD EAST LONGMEADOW MA 01028 GIS ID F_388974_2844450												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	241100		241,100														
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	116700		116,700														
												RESIDNTL.		101	15500		15,500														
				SUPPLEMENTAL DATA																											
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
												Total		373,300		373,300															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
HOWELL JUSTIN CARTER,FLORENCE M				16086 0234		07-25-2006		U		I		230,000		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				01874 0256		06-19-1947		U		I		0				2020	101	228,400	2019	101	222,000	2018	101	205,000							
																	101	116,700		101	113,900		101	113,900							
																			101	15,500		101	15,500		101	15,500					
				Total		0.00										360600		Total		351400		Total		334400							
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) 241,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 15,500 Appraised Land Value (Bldg) 116,700 Special Land Value 0 Total Appraised Parcel Value 373,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 373,300															
Nbhd		Nbhd Name				B				Tracing				Batch																	
0001										101				MG																	
NOTES																INT EST 3/17															
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								
201401770		06-03-2014		4	ADDITION		25,000		04-15-2016		70				2ND FL DORMER W		03-03-2017				317	15	PERMIT VISIT								
																	04-15-2016				317	15	PERMIT VISIT								
																	05-22-2015				317	14	INSPECTED								
																	01-30-2009				317	15	PERMIT VISIT								
																	03-13-2008				350	15	PERMIT VISIT								
																	03-23-2007				311	3	MEAS+INSPCTD								
																	05-17-2000				247	14	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		RA				40,000		SF		2.39	1.190	7	LAND	1.00	MG	1.00							1.000	2.56	102,400				
1	101	ONE FAM		RA				2.040		AC		7,000	1.000	0		1.00	MG	1.00			0 TRF2 0.9				1.000	7,000	14,300				
Total Card Land Units								2.958		AC		Parcel Total Land Area: 2.9583								Total Land Value										116,700	

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	1	DRYWALL	Adj Base Rate		88.84	
Interior Floor 1	1	PLYWOOD	RCN		290,502	
Interior Floor 2			Net Other Adj			
Heat Fuel	1	OIL	Year Built		1840	
Heat Type	3	FORCED H/W	Effective Year Built		2001	
AC Type	01	NONE	Depreciation Code		VG	
Bedrooms	6		Remodel Rating		04	
Full Baths	3		Year Remodeled		2014	
Half Baths	0		Depreciation %		17	
Extra Fixtures	0		Functional Obsol			
Total Rooms	10		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		83	
Extra Kitchens	0		RCNLD		241,100	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	0		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
32	BARN/LFT			L	361	19.55	1943	50	0.00	FR	F	0.90	3,200
04	GARAGE/L			L	576	30.48	2006	70	0.00	GD	A	1.00	12,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	600		21.99	13,195	
CFL	CATHEDRAL CE	200	200		113.25	22,651	
FFL	1ST FLOOR	1,269	1,269		109.96	139,533	
OPF	OPEN PORCH	0	180		11.00	1,979	
SFL	2ND FLOOR	289	289		109.96	31,777	
TQS	3/4 STORY	735	980		82.47	80,817	
WDK	WOOD DECK	0	35		15.71	550	
Ttl Gross Liv / Lease Area		2,493	3,553	2,642		290,502	

