

Property Location

40 ALANDALE DR

Map ID

7/ 29/ 31/ /

Bldg Name

State Use

101

Vision ID

5026

Account #

5103

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 8:16:32 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																							
TUDRYN JONATHAN G TUDRYN TAMMY L 40 ALANDALE DR EAST LONGMEADOW MA 01028 GIS ID F_377076_2846940		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																									
										RESIDNTL.		101		182800		182,800																									
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		86700		86,700																									
										RESIDNTL.		101		800		800																									
SUPPLEMENTAL DATA										Total								270,300		270,300																					
Alt Prcl ID		SP Permit		Chapter Land		OC Dates		In+Ex FY		Received		NIA		Field 8		Field 9		Field 10		Assoc Pid#																					
Mailed																																									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
TUDRYN JONATHAN G ABAIR, CONSTANCE M KENYON		34067		LC		06-17-2009		U		I		199,900		Year		Code		Assessed		Year		Code		Assessed																	
		LC-23		0		06-16-1988		U		I		142,500		2020		101		173,400		2019		101		168,700																	
		LC00		0		06-01-1973		U		I		0				101		86,700				101		84,100																	
																101		800				101		800																	
Total										260900		Total		253600		Total		253300																							
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		MA																																	
NOTES																																									
Appraised BLDG. Value (Card) 182,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 800 Appraised Land Value (Bldg) 86,700 Special Land Value 0 Total Appraised Parcel Value 270,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 270,300																																									
BUILDING PERMIT RECORD																																									
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result													
201602540		09-20-2016		4		ADDITION		91,095		06-08-2017		100		06-08-2017		16X23 MSTR BD R		04-12-2019		03				400		MS		MLS REVIEW													
201502836		11-18-2015		54		FENCE		3,098		05-06-2016		100		05-06-2016		FINISH BREEZEWA		06-15-2017						317		3		MEAS+INSPCTD													
201302428		07-23-2013		7		REMODEL		28,201		04-25-2014		100		04-25-2014		GARAGE		06-08-2017						317		15		PERMIT VISIT													
259		01-01-1984		MN		Manual Note												03-16-2017						317		15		PERMIT VISIT													
																		05-06-2016						317		15		PERMIT VISIT													
																		04-25-2014						317		15		PERMIT VISIT													
																		07-24-2009						375		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		RB								15,205		SF		5.7		1.000		5		LAND		1.00		MA		1.00				0		1.000		5.7		86,700	
Total Card Land Units																		0.349		AC		Parcel Total Land Area:		0.3491		Total Land Value												86,700			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmnt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	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	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		94.23
Interior Floor 1	3	HARDWOOD	RCN		237,376
Interior Floor 2	5	LINO/VINYL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1965
Heat Type	1	FORCED H/A	Effective Year Built		1995
AC Type	03	FULL	Depreciation Code		GV
Bedrooms	4		Remodel Rating		03
Full Baths	2		Year Remodeled		2017
Half Baths	0		Depreciation %		23
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		77
Extra Kitchens	0		RCNLD		182,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	728		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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	160	7.48	2016	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,408		22.06	31,063	
FFL	1ST FLOOR	1,620	1,620		110.15	178,445	
GAR	GARAGE	0	576		43.98	25,335	
PAT	PATIO	0	468		5.41	2,533	
Ttl Gross Liv / Lease Area		1,620	4,072	2,155		237,376	

