

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
BIGNELL CANDACE BIGNELL CHRISTOPHER S 23 SENATOR DR EAST LONGMEADOW MA 01028 GIS ID F_392364_2847766										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	385300						385,300								
												RES LAND		101	107600						107,600								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	800						800								
				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		493,700		493,700																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
BIGNELL CANDACE RANDLE ELLEN + LAMOTHE DENNIS, STATE STREET BANK + TRUST SHAPIRO ROY SIDNEY + CHAPDELAINE				13138	0224	04-28-2003	U	I			320,400	1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				08958	0401	09-30-1994	U	I			225,000		2020	101	371,000	2019	101	359,300	2018	101	365,300								
				08871	0424	06-28-1994	U	I			195,500			101	107,600		101	104,500		101	104,500								
				07059	0532	12-28-1988	U	I			256,600			101	800		101	800		101	800								
				03118	0389	06-11-1965	U	I			0			Total	479400	Total	464600	Total	470600										
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		MG																					
NOTES																													
														Appraised BLDG. Value (Card)										385,300					
														Appraised Xf (B) Value (Bldg)										0					
														Appraised Ob (B) Value (Bldg)										800					
														Appraised Land Value (Bldg)										107,600					
														Special Land Value										0					
														Total Appraised Parcel Value										493,700					
														Valuation Method										C					
														Adjustment															
														Net Total Appraised Parcel Value										493,700					
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						
201701269		04-20-2017		91	INSULATION		4,303				0				1280 SF TWO STOR FINISH BMT SFR		08-26-2019				334	3	MEAS+INSPCTD						
201300486		02-22-2013		4	ADDITION		187,500						07-05-2013						317	15	PERMIT VISIT								
50		03-11-2010		7	REMODEL		20,000						07-05-2013						317	2	MEASURED								
95		04-01-1988		MN	Manual Note		125,000						01-23-2011						317	15	PERMIT VISIT								
													08-03-2006						311	3	MEAS+INSPCTD								
																	311	2	MEASURED										
																	247	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		RA				25,807	SF	3.5	1.190	7	LAND	1.00	MG	1.00				0			1.000	4.17	107,600				
Total Card Land Units														0.592	AC	Parcel Total Land Area:		0.5924	Total Land Value										107,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	70.98	
Interior Floor 2	3	HARDWOOD	RCN	423,455	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2000	
AC Type	03	FULL	Effective Year Built	2009	
Bedrooms	4		Depreciation Code	GV	
Full Baths	3		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	1		Depreciation %	9	
Total Rooms	9		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	E	EXCELLENT	% Complete		
Extra Kitchens	0		Overall % Condition	91	
Extra Kitchen St			RCNLD	385,300	
FBM Sqft	1094		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	2002	70	0.00	GD	G	1.25	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,821		19.51	35,524	
FFL	1ST FLOOR	1,931	1,931		97.59	188,452	
GAR	GARAGE	0	506		38.96	19,714	
OFP	OPEN PORCH	0	24		8.13	195	
SFL	2ND FLOOR	1,745	1,745		97.59	170,299	
WDK	WOOD DECK	0	682		13.59	9,271	
Ttl Gross Liv / Lease Area		3,676	6,709	4,339		423,455	

