

Property Location 20 ABBEY LN		Map ID 30/ 34/ 4/ 1		Bldg Name		State Use 101	
Vision ID 6544		Account # 6648		Bldg # 1		Print Date 11-04-2020 12:12:29	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
DULCHINOS MICHELLE J TR 20 ABBEY LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDENTL.	101	339100	339,100		
						RES LAND	101	135200	135,200		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA				Total				474,300	474,300
GIS ID F_381441_2844015		Mailed		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DULCHINOS MICHELLE J TR		22548	567	02-07-2019	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	
DULCHINOS DEAN A		14204	0498	05-27-2004	U	V	125,000		2020	101	328,800	2019	101	319,600	
DAVIS JOHN + STEPHEN A,		9348	0266	12-22-1995	U	V	1	1		101	135,200		101	131,200	
DAVIS JOHN + STEPHEN A,		0000	0000		U		0								
								Total		464000	Total		450800	Total	434200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	YEAR	Amount					Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 339,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 135,200 Special Land Value 0 Total Appraised Parcel Value 474,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 474,300			
Total			0.00									

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	B	Tracing	Batch	
0001			101	NV	

NOTES									
AREA PER SURVEY FY 86 95 SALE INCLUDES 20-7-0, 18-35-0,18-34-0,19-10-0 SUB DIV#924									

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	
201200293	01-31-2012	GEN	GENERATOR	10,400					06-27-2019			334	3	MEAS+INSPCTD	
84	04-03-2006	17	DECK	7,000				OC 6/6/2006-MEAS	06-15-2012			317	15	PERMIT VISIT	
231	08-09-2004	2	DWELLING	169,200		0		OC 6/8/2005	02-08-2007			311	15	PERMIT VISIT	
									02-08-2007			311	15	PERMIT VISIT	
									03-30-2006			311	14	INSPECTED	
									02-14-2006			250	22	MAILER SENT	
									01-03-2005			311	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	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				0.170	AC	7,000	1.000	0		1.00	NV	1.00		0		1.000	7,000	1,200		
Total Card Land Units							1.088	AC	Parcel Total Land Area: 1.0883							Total Land Value							135,200

Property Location 20 ABBEY LN
Vision ID 6544

Account # 6648

Map ID 30/ 34/ 4/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11-04-2020 12:12:29

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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	3	HARDWOOD	Adj Base Rate	80.51	
Interior Floor 2			RCN	376,788	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2004	
AC Type	03	FULL	Effective Year Built	2008	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	10	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	90	
Extra Kitchen St			RCNLD	339,100	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	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
GEN	GENERATO			B	0	0.00	2010	90	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,458		21.56	31,435	
FFL	1ST FLOOR	1,458	1,458		107.65	156,959	
GAR	GARAGE	0	768		43.03	33,050	
HST	HALF STORY	384	768		53.83	41,339	
PAT	PATIO	0	224		5.29	1,184	
SFL	2ND FLOOR	1,008	1,008		107.65	108,515	
WDK	WOOD DECK	0	288		14.95	4,306	
Ttl Gross Liv / Lease Area		2,850	5,972	3,500		376,788	

