

State Use 101
Print Date 11-04-2020 12:43:13

CURRENT OWNER				TOPO TYPE			UTILITY		STREET			LOCATION			CURRENT ASSESSMENT											
ABAIR PHILIP L ABAIR ANGELA R 7 SILVER FOX LN EAST LONGMEADOW MA 01028 GIS ID F_390385_2846125															Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET			EASEMENT		TRAFFIC			CORNER			RESIDENTL.		101	358000		358,000						
				DRAINAGE					VIEW			COMMUNITY			RES LAND		101	126300		126,300						
				SUPPLEMENTAL DATA																						
				Alt Prcl ID SP Permit Chapter Land OC Dates 6/13/19 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		484,300		484,300								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
ABAIR PHILIP L C + M BUILDERS LLC GARREFFI JOHN A , GARREFFI				22397	0491	10-11-2018		U	V		140,000		1P		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				19525	0275	10-31-2012		U	V		85,000		1		2020	101	342,500	2019	130	104,100		2018	130	104,100		
				6560	0111	07-16-1987		U	I		1		1A			101	126,300									
				0000	0000			U			0				Total		468800		Total		104100		Total		104100	
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								131			MG															
NOTES																Appraised BLDG. Value (Card) 358,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 126,300 Special Land Value 0 Total Appraised Parcel Value 484,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 484,300										
FY2010 SUB DIV																										
#1052 (BOOK OF PLANS 332 P30) TAKEN																										
FROM PARCEL 65-17-0																										
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		
201802907		10-01-2018		2	DWELLING		325,000		05-30-2019		100		05-30-2019		2757 sf INC GARAG		05-30-2019					334	3	MEAS+INSPECTD		
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				25,457	SF	3.54		1.400	9	LAND	1.00	NV	1.00				0		1.000	4.96	126,300	
Total Card Land Units								0.584	AC	Parcel Total Land Area: 0.5844								Total Land Value								126,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation			MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	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	86.75	
Interior Floor 2	6	CERAMIC TL	RCN	361,649	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2018	
AC Type	03	FULL	Effective Year Built	2017	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths			Year Remodeled		
Extra Fixtures	1		Depreciation %	1	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens			Overall % Condition	99	
Extra Kitchen St			RCNLD	358,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,208		25.02	55,235	
FFL	1ST FLOOR	2,228	2,228		124.97	278,422	
GAR	GARAGE	0	547		50.03	27,367	
OPF	OPEN PORCH	0	49		12.75	625	
Ttl Gross Liv / Lease Area		2,228	5,032	2,894		361,649	

