

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
REYNOLDS JEAN C REYNOLDS JOHN T 74 EDMUND ST EAST LONGMEADOW MA 01028 GIS ID F_379243_2850864										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	96600				96,600						
												RES LAND		101	87700				87,700						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	11200				11,200						
				SUPPLEMENTAL DATA								Total		195,500		195,500									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
REYNOLDS JEAN C WASSUNG JEAN C, WASSUNG MARK W + MESSER				12564	0144	09-10-2002	U	I			1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				09131	0038	05-12-1995	U	I			1	1	2020	101	91,500	2019	101	104,600	2018	101	96,800				
				06195	0071	08-18-1986	U	I	62,000				101	87,700		101	85,200		101	85,200					
				05569	0305	02-16-1984	U	I	0		1A		101	11,200		101	11,200		101	11,200					
												Total		190400		Total		201000		Total		193200			
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) 96,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 11,200 Appraised Land Value (Bldg) 87,700 Special Land Value 0 Total Appraised Parcel Value 195,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 195,500													
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			
135		05-16-2005		3	GARAGE		2,000								REPLACE EXISTIN		07-12-2019		1	334	3	MEAS+INSPCTD			
109		05-19-2004		11	POOL		8,000								INGRD		03-29-2007			311	15	PERMIT VISIT			
180		08-06-1997		17	DECK		8,450								98 NVC OC 4/15/20		03-29-2007			311	15	PERMIT VISIT			
																	12-12-2005			311	15	PERMIT VISIT			
																	12-21-2004			311	15	PERMIT VISIT			
																	04-02-2004			250	22	MAILER SENT			
																	03-04-2004			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	RC				17,859	SF	4.91	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.91	87,700			
Total Card Land Units							0.410	AC	Parcel Total Land Area:			0.4100			Total Land Value										87,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	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	2	PLASTER		0	
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		80.71
Interior Floor 2			RCN		153,385
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built		1915
AC Type	01	NONE	Effective Year Built		1981
Bedrooms	2		Depreciation Code		AG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		63
Extra Kitchen St			RCNLD		96,600
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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
22	WOOD DK			L	64	9.20	1997	70	0.00	GD	A	1.00	400
02	SHED/FR			L	80	7.48	2003	70	0.00	GD	A	1.00	400
11	POOL I-V	OB	Outbuildi	L	512	29.00	2004	70	0.00	GD	A	1.00	10,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	664		19.05	12,647	
FFL	1ST FLOOR	744	744		95.09	70,749	
OFP	OPEN PORCH	0	149		9.57	1,426	
SFL	2ND FLOOR	664	664		95.09	63,142	
WDK	WOOD DECK	0	404		13.42	5,420	
Ttl Gross Liv / Lease Area		1,408	2,625	1,613		153,385	

