

State Use 101
Print Date 11-03-2020 10:40:40

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																											
PRATHER DONNA MARIE + JOHNSON AMY JO 7 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377877_2848825												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		226900		226,900																					
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		88600		88,600																					
				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		315,500		315,500																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
PRATHER DONNA MARIE + DEGRAY KEVIN AND DEGRAY FREDIA + DEGRAY KEVIN LANGFORD DANIEL O MARTEL PATRICIA H,				21998 0567		12-22-2017		Q		I		316,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed							
				21251 0233		07-05-2016		U		I		1		1A		2020		101		215,400		2019		101		209,600		2018		101		124,600							
				21244 0026		06-30-2016		U		I		135,000		1				101		88,600				101		86,000		101		86,000									
				13199 0214		05-15-2003		U		I		130,000																											
				05522 0539		10-28-1983		U		I		59,000																											
				Total												304000		Total		295600		Total		210600															
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																APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 226,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 88,600 Special Land Value 0 Total Appraised Parcel Value 315,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 315,500																							
Nbhd		Nbhd Name		B		Tracing		Batch																															
0001						101		MA																															
NOTES																																							
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											
201701139		04-13-2017		1		PORCH		2,200		06-08-2017		100		06-08-2017		10X16 REAR OF HO		06-08-2017						317		15		PERMIT VISIT											
201602127		07-11-2016		4		ADDITION		43,000		06-08-2017		75				RECK 6/18		07-15-2016						317		16		FIELDREV CHG											
																		06-30-2004						328		16		FIELDREV CHG											
																		05-19-2004						319		14		INSPECTED											
																		04-01-2004						250		22		MAILER SENT											
																		02-17-2004						311		2		MEASURED											
																		06-03-1980						500		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								20,091 SF		4.41		1.000		5		LAND		1.00		MA		1.00				0		1.000		4.41		88,600	
Total Card Land Units 0.461 AC																Parcel Total Land Area: 0.4612		Total Land Value 88,600																					

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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	99.45	
Interior Floor 2			RCN	273,349	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1948	
AC Type	03	FULL	Effective Year Built	2001	
Bedrooms	3		Depreciation Code	VG	
Full Baths	1		Remodel Rating	05	
Half Baths	1		Year Remodeled	2017	
Extra Fixtures	0		Depreciation %	17	
Total Rooms	6		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	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	226,900	
FBM Sqft	500		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,416		29.87	42,295	
FFL	1ST FLOOR	1,416	1,416		149.45	211,625	
GAR	GARAGE	0	220		59.78	13,152	
OPF	OPEN PORCH	0	208		15.09	3,139	
WDK	WOOD DECK	0	150		20.92	3,139	
Ttl Gross Liv / Lease Area		1,416	3,410	1,829		273,349	

