

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
BECHARD THOMAS V 47 HELEN CIR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	139200		139,200																			
												RES LAND		101	91500		91,500																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6700		6,700																			
				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#																												
GIS ID F_380676_2854554												Total		237,400		237,400																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
BECHARD THOMAS V BECHARD PHILLIP E ,				18459 02598		0437 0388		09-15-2010 03-20-1958		U U		I I		1 0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
																		2021	101	133,500	2020	101	126,700	2019	101	123,300										
																			101	84,700		101	84,700		101	82,300										
																			101	6,700		101	6,700		101	6,700										
Total		224,900		Total		218,100		Total		212,300																										
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) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																				
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								
56		03-27-2009		12		REROOF		8,740				0				NVC		05-11-2018						333		2		MEASURED								
89		04-04-2008		12		REROOF		3,000								3 REPLAEMENT IN ADDITION		12-03-2009						317		15		PERMIT VISIT								
271		08-24-2007		25		WINDOWS		3,805										12-19-2008						317		15		PERMIT VISIT								
152		06-01-1987		MN		Manual Note		34,000										01-18-2008						317		15		PERMIT VISIT								
																		04-12-2004						317		14		INSPECTED								
																		03-25-2004						AO		22		MAILER SENT								
																		11-11-2003						274		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				9,900	SF	9.24	1.000	5	LAND	1.00	MA	1.00				0			1.000	9.24	91,500											
Total Card Land Units																		0.23		AC	Parcel Total Land Area:		0.23		Total Land Value										91,500	

Property Location 47 HELEN CR
 Vision ID 1329 Account # 1364

Map ID 24/ 113/ 17/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/3/2021 3:20:12 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 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	4	CARPET	Adj Base Rate		105.13
Interior Floor 2	3	HARDWOOD	RCN		220,903
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1952
AC Type	01	NONE	Effective Year Built		1981
Bedrooms	3		Depreciation Code		AG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		37
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	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		139,200
FBM Sqft	720		Dep % Ovr		
FBM Quality	1		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
03	GARAGE	OB	Outbuildi	L	308	28.18	1960	60	0.00	AV	A	1.00	5,200
06	CARPORT			L	220	8.63	1960	60	0.00	AV	A	1.00	1,100
02	SHED/FR			L	36	7.48	1970	60	0.00	AV	A	1.00	200
02	SHED/FR			L	60	7.48	1985	50	0.00	FR	F	0.90	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		24.63	23,642	
FFL	1ST FLOOR	1,600	1,600		123.13	197,015	
OPP	OPEN PORCH	0	24		10.26	246	
Ttl Gross Liv / Lease Area		1,600	2,584	1,794		220,903	

