

State Use 101
Print Date 11/3/2021 4:38:20 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																											
REYOR JAMES J JR REYOR MARIE B 102 ELM ST EAST LONGMEADOW MA 01028 GIS ID F_381704_2852301												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	145200		145,200																						
												RES LAND		101	83400		83,400																						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1400		1,400																						
				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		230,000		230,000																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
REYOR JAMES J JR BROWN THOMAS E + JENNIFER L, BROWN THOMAS E + LYNCH JAMES B III LYNCH JAMES B III				16779 0510		06-26-2007		U		I		230,000		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed															
				09256 0539		09-18-1995		U		I		1				2021	101	139,100	2020	101	131,700	2019	101	128,000															
				08909 0517		08-08-1994		U		I		126,000					101	77,300		101	77,300		101	74,900															
				08883 0132		07-08-1994		U		I		5,500				1A	101	1,400	101	1,400	101	1,400																	
				05481 0326		08-11-1983		U		I		5,500																											
														Total		217,800		Total		210,400		Total		204,300															
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				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 145,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,400 Appraised Land Value (Bldg) 83,400 Special Land Value 0 Total Appraised Parcel Value 230,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 230,000																					
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	
																		201702278	08-11-2017	91	INSULATION			2,996			0				NVC ADDITION		05-14-2018			333	2	MEASURED	
																		292	11-19-2009	12	REROOF			7,550						01-19-2010					316	15	PERMIT VISIT		
																		77	04-01-1987	MN	Manual Note			24,000						04-07-2004					319	14	INSPECTED		
																														03-24-2004					250	22	MAILER SENT		
												10-24-2003			274	2	MEASURED																						
												02-06-1992			105	3	MEAS+INSPCTD																						
																	107	22	MAILER SENT																				
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				12,897	SF	7.19	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	6.47	83,400																
Total Card Land Units							0.30	AC	Parcel Total Land Area: 0.30							Total Land Value							83,400																

Property Location 102 ELM ST
 Vision ID 1861

Account # 1897

Map ID 26/ 73/ 0/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/3/2021 4:38:20 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		100.88
Interior Floor 1	3	HARDWOOD	RCN		230,465
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1958
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		145,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
07	POOL A-C	OB	Outbuildi	L	24	69.00	1980	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	77	9.20	1980	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	816		22.70	18,524
EFB	ENCL PORCH	0	12		37.88	455
FFL	1ST FLOOR	840	840		113.64	95,459
GAR	GARAGE	0	351		45.33	15,910
SFL	2ND FLOOR	850	850		113.64	96,595
STG	STORAGE	0	9		50.51	455
WDK	WOOD DECK	0	196		15.65	3,068
Ttl Gross Liv / Lease Area		1,690	3,074	2,028		230,465

