

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
PRATT REGINA M 86 GATES AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	104100		104,100																
												RES LAND		101	93600		93,600																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		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#																									
GIS ID F_379039_2855639												Total		198,300		198,300																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
PRATT REGINA M				05884	0466	08-28-1985	U	I	0	1A	Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed											
											2021	101	99,800	2020	101	94,400	2019	101	87,800														
												101	86,700		101	86,700		101	84,200														
												101	600		101	600		101	400														
Total		187,100		Total		181,700		Total		172,400																							
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																																	
NO HEAT SFL														Appraised BLDG. Value (Card) 104,100																			
														Appraised Xf (B) Value (Bldg) 0																			
														Appraised Ob (B) Value (Bldg) 600																			
														Appraised Land Value (Bldg) 93,600																			
														Special Land Value 0																			
														Total Appraised Parcel Value 198,300																			
														Valuation Method C																			
														Adjustment																			
														Net Total Appraised Parcel Value 198,300																			
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								
201200203		01-30-2012		5		DEMOLITION		1,300								SHED		07-16-2019				1	334	3	MEAS+INSPCTD								
																		05-11-2012					317	15	PERMIT VISIT								
																		01-27-2012					317	16	FIELDREV CHG								
																		04-29-2004					319	14	INSPECTED								
																		04-05-2004					250	22	MAILER SENT								
																		03-24-2004					316	2	MEASURED								
																		04-10-1992					131	14	INSPECTED								
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				15,000	SF	6.24	1.000	5	LAND	1.00	MA	1.00				0			1.000	6.24	93,600								
																		Total Card Land Units 0.34 AC Parcel Total Land Area: 0.34										Total Land Value 93,600					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.5	2.5	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	81.53	
Interior Floor 1	2	SOFTWOOD	RCN	182,706	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1925	
Heat Type	5	STEAM	Effective Year Built	1975	
AC Type	01	NONE	Depreciation Code	AV	
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %	43	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	57	
Extra Kitchens	0		RCNLD	104,100	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			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
02	SHED/FR			L	80	7.48	2005	60	0.00	AV	A	1.00	400
19	PATIO			L	64	5.75	2019	60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	806		18.57	14,970
EFP	ENCL PORCH	0	104		27.72	2,882
FFL	1ST FLOOR	806	806		92.98	74,942
SFL	2ND FLOOR	806	806		92.98	74,942
UAT	UNFIN ATTC	0	806		18.57	14,970
Ttl Gross Liv / Lease Area		1,612	3,328	1,965		182,706

