

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
CHENEY JEFFREY S 254 PROSPECT ST EAST LONGMEADOW MA 01028 GIS ID F_381619_2846498												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	113600		113,600												
												RES LAND		101	84200		84,200												
				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						199,200		199,200											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
CHENEY JEFFREY S CHENEY JANE E, HEIRS & DEVISEES OF MANNING JOAN E + MANNING				18295 0524		05-14-2010		U		I		1		1A		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed		
				08062 0262		05-29-1992		U		I		135,000				2021		101	108,900	2020		101	103,200	2019		101	100,400		
				06010 0221		02-12-1986		U		V		1		1A				101	77,900			101	77,900			101	75,600		
				05648 0100		07-10-1984		U		I		60						101	1,400			101	1,400			101	1,400		
																Total		188,200		Total		182,500		Total		177,400			
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																													
												Appraised BLDG. Value (Card)								113,600									
												Appraised Xf (B) Value (Bldg)								0									
												Appraised Ob (B) Value (Bldg)								1,400									
												Appraised Land Value (Bldg)								84,200									
												Special Land Value								0									
												Total Appraised Parcel Value								199,200									
												Valuation Method								C									
												Adjustment																	
												Net Total Appraised Parcel Value								199,200									
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	
128		05-01-1987		MN		Manual Note		12,500								ADDITION		04-11-2018						333		2		MEASURED	
																		04-06-2004						319		14		INSPECTED	
																		03-18-2004						AO		22		MAILER SENT	
																		09-12-2003						274		2		MEASURED	
																		02-03-1992						131		3		MEAS+INSPCTD	
																		03-10-1988						130		15		PERMIT VISIT	
																		08-28-1980						500		1		LEFT NOTICE	
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		RA				14,790	SF	6.32	1.000	5	LAND	1.00	MA	1.00					0	TRF2	0.9	1.000	5.69	84,200			
Total Card Land Units								0.34	AC	Parcel Total Land Area: 0.34								Total Land Value										84,200	

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		104.86
Interior Floor 2	5	LINO/VINYL	RCN		199,262
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1955
AC Type	03	FULL	Effective Year Built		1975
Bedrooms	2		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		113,600
FBM Sqft			Dep % Ovr		
FBM Quality			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
02	SHED/FR			L	384	7.48	1960	50	0.00	FR	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	816		23.98	19,566	
CNP	CANOPY	0	72		6.67	480	
FFL	1ST FLOOR	1,347	1,347		120.04	161,690	
GAR	GARAGE	0	240		48.01	11,524	
OPF	OPEN PORCH	0	72		11.67	840	
WDK	WOOD DECK	0	310		16.65	5,162	
Ttl Gross Liv / Lease Area		1,347	2,857	1,660		199,262	

