

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
HIGGINS CHRISTOPHER C 20 KELSEY ST EAST LONGMEADOW MA 01028 GIS ID F_375393_2854549												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	98700		98,700																	
												RES LAND		101	70000		70,000																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	14100		14,100																	
				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						182,800		182,800																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
HIGGINS CHRISTOPHER C MCDONALD,FREDERICK W KOWALCZYK DONALD R +,				18338		0441		06-18-2010		U		I		197,000		1V		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed			
				13646		0385		10-02-2003		U		I		190,000		1		2021		101	94,700		2020		101	89,700		2019		101	100,800			
				03761		0416		12-26-1972		U		I		0						101	64,800				101	64,800				101	62,900			
																				101	14,100				101	14,100				101	14,100			
																Total		173,600		Total		168,600		Total		177,800								
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				MF																		
NOTES																																		
																		Appraised BLDG. Value (Card)										98,700						
																		Appraised Xf (B) Value (Bldg)										0						
																		Appraised Ob (B) Value (Bldg)										14,100						
																		Appraised Land Value (Bldg)										70,000						
																		Special Land Value										0						
																		Total Appraised Parcel Value										182,800						
																		Valuation Method										C						
																		Adjustment																
																		Net Total Appraised Parcel Value										182,800						
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						
60		04-01-1990		MN		Manual Note		5,000								SUN ROOM		08-01-2019						334		2		MEASURED						
108		01-01-1984		MN		Manual Note										GARAGE		02-04-2011						317		16		FIELDREV CHG						
																		04-09-2004						311		3		MEAS+INSPCTD						
																		01-07-1991						107		15		PERMIT VISIT						
																		07-31-1990						131		2		MEASURED						
																		03-22-1985						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		RC				11,250	SF	8.18	0.760	3	LAND	1.00	MF	1.00			0			1.000	6.22	70,000										
Total Card Land Units																		0.26	AC	Parcel Total Land Area:			0.26	Total Land Value										70,000

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	1.50		1 1/2 STORIES				Units	1					
Foundation	2		CONC BLOCK				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	1		DRYWALL				Adj Base Rate				85.21		
Interior Floor 1	4		CARPET				RCN				173,092		
Interior Floor 2	3		HARDWOOD				Net Other Adj						
Heat Fuel	1		OIL				Year Built				1890		
Heat Type	3		FORCED H/W				Effective Year Built				1975		
AC Type	01		NONE				Depreciation Code				AV		
Bedrooms	3						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				98,700		
Extra Kitchen St							Dep % Ovr						
FBM Sqft	249						Dep Ovr Comment						
FBM Quality	1						Misc Imp Ovr						
Fireplaces	0						Misc Imp Ovr Comment						
WS Flues	3						Cost to Cure Ovr						
Central Vac	0						Cost to Cure Ovr Comment						
Frame	1		NO 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
03	GARAGE	OB	Outbuildi	L	675	28.18	1984	70	0.00	GD	A	1.00	13,300
02	SHED/FR			L	120	7.48	1984	70	0.00	GD	G	1.25	800
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	996		19.99		19,911		
FFL	1ST FLOOR					1,236	1,236		100.05		123,666		
HST	HALF STORY					264	528		50.03		26,414		
OPF	OPEN PORCH					0	108		10.19		1,101		
WDK	WOOD DECK					0	144		13.90		2,001		
Ttl Gross Liv / Lease Area						1,500	3,012	1,730			173,092		

