

State Use 101
Print Date 11/3/2021 12:45:17 P

CURRENT OWNER				TOPO TYPE			UTILITY		STREET		LOCATION			CURRENT ASSESSMENT																									
NEVINS TRACY L NEVINS PAUL R 68 FAIRVIEW ST EAST LONGMEADOW MA 01028 GIS ID F_379298_2854278 Mailed														Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET			EASEMENT		TRAFFIC		CORNER			RESIDNTL.		101	131900		131,900																				
				DRAINAGE					VIEW		COMMUNITY			RES LAND		101	92500		92,500																				
														RESIDNTL.		101	13500		13,500																				
				SUPPLEMENTAL DATA																																			
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY					Received NIA Field 8 Field 9 Field 10 Assoc Pid#							Total		237,900		237,900																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
NEVINS TRACY L MC CARTHY,PAMELA K MCCARTHY WILLIAM T + PAMELA K, LOPARDO PAUL R + L N PITE STANLEY LUCY J				11188 0203		05-09-2000		U		I		99,900		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed															
				BK10 0000		03-26-1998		U		I		1				2021	101	126,500	2020	101	120,000	2019	101	116,800															
				09694 0363		11-25-1996		U		I		84,000					101	85,600		101	85,600		101	83,100															
				07871 0474		12-03-1991		U		I		1					101	13,500		101	13,500		101	13,500															
				02660 0549		02-18-1959		U		I		0																											
				Total										Total		225,600		Total		219,100		Total		213,400															
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																APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 131,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,500 Appraised Land Value (Bldg) 92,500 Special Land Value 0 Total Appraised Parcel Value 237,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 237,900																							
Nbhd		Nbhd Name		B		Tracing				Batch																													
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	
																122	04-20-2006		4	ADDITION		25,000						OC 10/19/06 16` X 3				04-18-2018				333	2	MEASURED	
																64	04-03-2002		3	GARAGE		7,500						REROOF PORCH				01-11-2007				311	14	INSPECTED	
																225	09-05-1996		12	REROOF		1,700										01-11-2007				311	15	PERMIT VISIT	
48	03-01-1987		MN	Manual Note		2,200						12-21-2006				311	15	PERMIT VISIT																					
																03-22-2004				311	3	MEAS+INSPCTD																	
																01-09-2003				274	15	PERMIT VISIT																	
																12-20-1996				200	15	PERMIT VISIT																	
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				12,183 SF	7.59	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.59	92,500																		
Total Card Land Units							0.28 AC	Parcel Total Land Area: 0.28							Total Land Value							92,500																	

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	3	HARDWOOD	Adj Base Rate	107.82	
Interior Floor 2			RCN	209,381	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1960	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	2006	
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	131,900	
FBM Sqft	755		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		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	48	7.48	1970	60	0.00	AV	A	1.00	200
04	GARAGE/L			L	624	30.48	2002	70	0.00	GD	A	1.00	13,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,258		25.09	31,557	
BNT	BSMT ENTRY	0	25		5.01	125	
FFL	1ST FLOOR	1,391	1,391		125.23	174,192	
OPF	OPEN PORCH	0	166		12.82	2,129	
PAT	PATIO	0	210		6.56	1,378	
Ttl Gross Liv / Lease Area		1,391	3,050	1,672		209,381	

