

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
FOSTER JOHN W JR 56 AVERY ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	252100		252,100																		
												RES LAND		101	94900		94,900																		
				DRAINAGE				VIEW		COMMUNITY																									
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit Chapter Land OC Dates 1/26/2015 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
GIS ID F_375642_2852456												Total		347,000		347,000																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
FOSTER JOHN W JR NU WAY HOMES INC CHRISTENSON JEANNETTE R LE, CHRISTENSON,JEANNETTE R LIFE EST CHRISTENSON JEANNETTE R,				20582		0460		01-30-2015		Q		I		284,500		00		Year		Code		Assessed		Year		Code		Assessed							
				19815		0097		05-10-2013		U		I		80,500		1		2021		101		241,800		2020		101		232,000		2019		101		225,700	
				18082		0549		11-20-2009		U		I		10		1A				101		87,800				101		87,800				101		85,200	
				12176		0482		02-21-2002		U		I		100																					
				08904		0013		08-01-1994		U		I		1		1A																			
				Total												Total		329,600		Total		319,800		Total		310,900									
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				NA																			
NOTES																																			
FORMALLY KNOWN AS 6 AVERY ST.																																			
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							
201501904		06-18-2015		54		FENCE		5,500		04-01-2014		0		01-15-2015		OC 1/26/2015 C		01-15-2015		01				400		25		OC VISIT							
201300929		04-19-2013		2		DWELLING		165,000				100				EXISTING HOUSE		06-13-2014						317		14		INSPECTED							
201300927		04-19-2013		5		DEMOLITION		10,000				0						04-01-2014						317		2		MEASURED							
																		05-24-2013						105		15		PERMIT VISIT							
																		05-25-2004						319		14		INSPECTED							
																		04-06-2004						250		22		MAILER SENT							
																		03-31-2004						316		2		MEASURED							
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				9,000	SF	10.13	1.040	6	LAND	1.00	NA	1.00			0			1.000	10.54	94,900											
Total Card Land Units																		0.21	AC	Parcel Total Land Area:			0.21	Total Land Value										94,900	

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+	AVG. (+)	#Heat Sys	1.00	
Stories	2		Units	1	
Foundation	1	CONCRETE	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	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		100.70
Interior Floor 1	3	HARDWOOD	RCN		262,587
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2013
Heat Type	1	FORCED H/A	Effective Year Built		2014
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		4
Extra Fixtures	2		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		96
Extra Kitchens			RCNLD		252,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	741		25.71	19,050
FFL	1ST FLOOR	741	741		128.72	95,381
GAR	GARAGE	0	480		51.49	24,714
OFP	OPEN PORCH	0	25		15.45	386
SFL	2ND FLOOR	936	936		128.72	120,481
WDK	WOOD DECK	0	144		17.88	2,574
	Ttl Gross Liv / Lease Area	1,677	3,067	2,040		262,587

