

Property Location		54 HAMPDEN RD		Map ID		65/ 1/ 0/ /		Bldg Name		State Use 101	
Vision ID		4885		Account #		4960		Bldg #		1	
								Sec #		1 of 1	
								Card #		1 of 1	
										Print Date 11/4/2021 12:26:15 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
CALLAHAN MARK E CALLAHAN CHRISTINE D 54 HAMPDEN RD EAST LONGMEADOW MA 01028 GIS ID F_388712_2845995		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	305800	305,800		
						RES LAND	101	112000	112,000		
						RESIDNTL.	101	18300	18,300		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit Chapter Land OC Dates 11/30/2010 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					
						Total		436,100	436,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CALLAHAN MARK E BARR MICHAEL L, BROWN BARBARA, BROWN BARBARA		18919	0384	09-19-2011	U	I	390,000	1 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		17500	0525	10-07-2008	U	I	126,500		2021	101	292,900	2020	101	277,300	2019	101	269,500
		08309	0057	01-14-1993	U	V	1		101	104,000	101	104,000	101	101,200			
		P001	5880	01-18-1966	U	I	0		101	18,300	101	18,300	101	18,300			
		Total						415,200		Total		399,600		Total		389,000	

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					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised BLDG. Value (Card)					305,800
0001			101	MG	Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					18,300
					Appraised Land Value (Bldg)					112,000
					Special Land Value					0
					Total Appraised Parcel Value					436,100
					Valuation Method					C
					Adjustment					
					Net Total Appraised Parcel Value					436,100

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					
201203471	11-20-2012	20	WOOD STOVE	4,000				FIREPLACE INSER	07-07-2017			334	2	MEASURED					
375	11-24-2008	7	REMODEL	25,000				OC 11/30/2010 KIT	06-07-2013			317	15	PERMIT VISIT					
									01-07-2011			317	14	INSPECTED					
									12-30-2010			317	15	PERMIT VISIT					
									02-09-2010			316	15	PERMIT VISIT					
									02-12-2009			317	15	PERMIT VISIT					
									05-28-2004			303	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	RAA				40,000	SF	2.58	1.190	7	1.00	MG	1.00			0	TRF2	0.9	1.000	2.76	110,400		
1	101	ONE FAM	RAA				0.230	AC	7,000	1.000	0	1.00	MG	1.00			0			1.000	7,000	1,600		
Total Card Land Units							1.15	AC	Parcel Total Land Area:							1.15	Total Land Value							112,000

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	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	1	WOOD SHING	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	74.29	
Interior Floor 1	3	HARDWOOD	RCN	368,476	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1811	
Heat Type	1	FORCED H/A	Effective Year Built	2001	
AC Type	03	FULL	Depreciation Code	VG	
Bedrooms	4		Remodel Rating	04	
Full Baths	2		Year Remodeled	2010	
Half Baths	1		Depreciation %	17	
Extra Fixtures	0		Functional Obsol		
Total Rooms	10		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	83	
Extra Kitchens	0		RCNLD	305,800	
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
32	BARN/LFT			L	1,06	19.55	1943	50	0.00	FR	F	0.90	9,400
03	GARAGE	OB	Outbuildi	L	528	28.18	1981	60	0.00	AV	A	1.00	8,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,594		16.68	26,588	
EFP	ENCL PORCH	0	64		24.74	1,584	
FFL	1ST FLOOR	2,274	2,274		83.35	189,531	
OPF	OPEN PORCH	0	80		8.33	667	
OSP	SCRN PORCH	0	225		12.59	2,834	
SFL	2ND FLOOR	1,296	1,296		83.35	108,017	
UAT	UNFIN ATTC	0	1,296		16.66	21,587	
UHS	UNFIN HALF STORY	0	570		25.00	14,252	
WDK	WOOD DECK	0	295		11.58	3,417	
Ttl Gross Liv / Lease Area		3,570	7,694	4,421		368,476	

