

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
GUIHAN MICHAEL J GUIHAN DIANE M 445 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_391483_2858631												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	253700		253,700												
												RES LAND		101	104500		104,500												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1000		1,000												
				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		359,200		359,200													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
GUIHAN MICHAEL J WARD				06605		0276		08-27-1987		U		I		195,000				Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				06023		0474		03-03-1986		U		I		450,000				2021		101	243,100	2020	101	233,100	2019	101	226,700		
																		101	96,800	101	101	93,900	101	101	93,900				
																		101	1,000	101	101	1,000	101	101	1,000				
				Total												Total		340,900		Total		330,900		Total		321,600			
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		MG																					
NOTES																													
														Appraised BLDG. Value (Card) 253,700															
														Appraised Xf (B) Value (Bldg) 0															
														Appraised Ob (B) Value (Bldg) 1,000															
														Appraised Land Value (Bldg) 104,500															
														Special Land Value 0															
														Total Appraised Parcel Value 359,200															
														Valuation Method C															
														Adjustment															
														Net Total Appraised Parcel Value 359,200															
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	
201900936		03-27-2019		91		INSULATION		3,352				0				DECK POOL SFR		07-03-2018						333		2		MEASURED	
56		04-01-1994		MN		Manual Note		5,000										11-08-2006						311		3		MEAS+INSPCTD	
284		01-01-1986		MN		Manual Note												11-02-2006						311		1		LEFT NOTICE	
																		05-17-2000						247		14		INSPECTED	
																		04-26-2000						247		2		MEASURED	
																		02-13-1995						107		15		PERMIT VISIT	
																		03-06-1992						170		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		RA				25,807	SF	3.78		1.190	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	4.05		104,500		
Total Card Land Units								0.59	AC	Parcel Total Land Area: 0.59								Total Land Value										104,500	

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	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	
Roof Structure	3	GAMBREL		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2				0	
Interior Floor 1	4	CARPET	COST / MARKET VALUATION		
Interior Floor 2	3	HARDWOOD	Adj Base Rate	91.94	
Heat Fuel	2	GAS	RCN	317,149	
Heat Type	1	FORCED H/A	Net Other Adj		
AC Type	03	FULL	Year Built	1986	
Bedrooms	3		Effective Year Built	1998	
Full Baths	2		Depreciation Code	GD	
Half Baths	1		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	8		Depreciation %	20	
Bath Style	A	AVERAGE	Functional Obsol		
Half Bath Style	A	AVERAGE	External Obsol		
Kitchens	1		Cost Trend Factor	1	
Kitchen Style	A	AVERAGE	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition	80	
FBM Sqft			RCNLD	253,700	
FBM Quality			Dep % Ovr		
Fireplaces	1		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	1	YES	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			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
28	B-BALL C			L	1	0.00	1988	50	0.00	FR	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,276		22.69	28,956	
CFL	CATHEDRAL CE	288	288		117.10	33,725	
FFL	1ST FLOOR	988	988		113.55	112,189	
GAR	GARAGE	0	576		45.34	26,117	
OPF	OPEN PORCH	0	72		11.04	795	
SFL	2ND FLOOR	939	939		113.55	106,625	
WDK	WOOD DECK	0	552		15.84	8,743	
Ttl Gross Liv / Lease Area		2,215	4,691	2,793		317,149	

