

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
LACHAPELLE CHAD A LACHAPELLE JENNIFER 41 HIGH PINE CIRCLE EAST LONGMEADOW MA 01028 GIS ID F_390131_2851921												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	286300		286,300																
												RES LAND		101	124400		124,400																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	19400		19,400																
				SUPPLEMENTAL DATA								Total		430,100		430,100																	
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																				
LACHAPELLE CHAD A LEIGHTON,JOANNE M HILTON JAMES E +,				17212 0018		03-25-2008		U	I	390,000			Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed							
				13389 0192		07-18-2003		U	I	389,900			2021		101	274,700		2020		101	267,300		2019		101	260,200							
				05926 0510		10-24-1985		U	I	168,000					101	115,100				101	115,100				101	111,600							
															101	19,400				101	19,400				101	19,400							
				Total									Total		409,200		Total		401,800		Total		391,200										
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			APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 286,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 19,400 Appraised Land Value (Bldg) 124,400 Special Land Value 0 Total Appraised Parcel Value 430,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 430,100																				
0001							101			NG																							
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			
												201900690	03-07-2019	20	WOOD STOVE		4,800	06-13-2019	100	04-23-2019	PELLET STOVE			06-13-2019				400	15	PERMIT VISIT			
201501658	05-28-2015	11	POOL		14,842	06-24-2015	100	04-08-2016	1/2 INGRD & 1/2 AB			04-08-2016				317	15	PERMIT VISIT															
201500178	01-21-2015	91	INSULATION		1,997		0					06-24-2015				317	15	PERMIT VISIT															
201500051	01-09-2015	7	REMODEL		32,000	04-06-2015	100	04-06-2015	ADD BATH TO BMT			06-05-2015				317	15	PERMIT VISIT															
23	01-01-1985	MN	Manual Note						SFR			04-06-2015				317	15	PERMIT VISIT															
												01-20-2005				250	14	INSPECTED															
												01-05-2000				247	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				32,156 SF		3.12	1.240	8	LAND	1.00	NG	1.00			0			1.000	3.87		124,400								
Total Card Land Units																0.74		AC	Parcel Total Land Area: 0.74			Total Land Value										124,400	

Property Location 41 HIGH PINE CR
 Vision ID 5328 Account # 5405

Map ID 74/ 26/ 20/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/4/2021 9:11:18 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	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		90.51
Interior Floor 1	4	CARPET	RCN		362,455
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1985
Heat Type	1	FORCED H/A	Effective Year Built		1997
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	2		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		79
Extra Kitchens	0		RCNLD		286,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	821		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
12	POOL I-G			L	512	40.00	2015	70	0.00	GD	G	1.25	17,900
19	PATIO			L	300	5.75	2015	70	0.00	GD	G	1.25	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,368		24.43	33,416
FFL	1ST FLOOR	1,368	1,368		121.96	166,837
GAR	GARAGE	0	576		48.70	28,050
OPF	OPEN PORCH	0	72		11.86	854
SFL	2ND FLOOR	1,050	1,050		121.96	128,054
WDK	WOOD DECK	0	304		17.25	5,244
Ttl Gross Liv / Lease Area		2,418	4,738	2,972		362,455

