Property Location 56 EVERGREEN DR | Map ID 83/ 30/ 28/ / | Bldg Name | State Use 101
Vision ID 5694 | Account # 5776 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/8/2021 2:57:19 PM

| CURRENT OWNER | TOPO TYPE | UTILITY | STREET | LOCATION |
|---|---|---|---|---|
| BECHARD DEBRA L | | | | |
| | TOPO WET | EASEMENT | TRAFFIC | CORNER |
| 56 EVERGREEN DR | | | | |
| | DRAINAGE | | VIEW | COMMUNITY |
| EAST LONGMEADOW MA 01028 | | | | |

**SUPPLEMENTAL DATA**

| | |
|---|---|
| Alt Prcl ID | Received |
| SP Permit | NIA |
| Chapter Land | Field 8 |
| OC Dates | Field 9 |
| In+Ex FY | Field 10 |
| Mailed | Assoc Pid# |

GIS ID F_392246_2857962

**CURRENT ASSESSMENT**

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RESIDNTL. | 101 | 293500 | 293,500 |
| RES LAND | 101 | 120700 | 120,700 |
| Total | | 414,200 | 414,200 |

1006

EAST LONGMEADOW

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| BECHARD DEBRA L | 20601 | 0416 | 02-20-2015 | Q | I | 367,900 | 00 |
| CYR BRIAN D | 08023 | 0201 | 04-23-1992 | U | V | 58,000 | |
| WARD JOSEPH E + D SMITH E | 00000 | 0000 | | U | | 0 | |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2021 | 101 | 281,600 | 2020 | 101 | 273,700 | 2019 | 101 | 266,400 |
| | 101 | 111,600 | | 101 | 111,600 | | 101 | 108,900 |
| | Total | 393,200 | | Total | 385,300 | | Total | 375,300 |

**EXEMPTIONS**

| Year | Code | Description | Amount |
|---|---|---|---|
| | | Total | 0.00 |

**OTHER ASSESSMENTS**

| Code | Description | YEAR | Amount | Comm Int |
|---|---|---|---|---|
| | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised BLDG. Value (Card) | 293,500 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 120,700 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 414,200 |
| Valuation Method | C |
| Adjustment | |
| Net Total Appraised Parcel Value | 414,200 |

**ASSESSING NEIGHBORHOOD**

| Nbhd | Nbhd Name | B | Tracing | Batch |
|---|---|---|---|---|
| 0001 | | | 101 | NG |

**NOTES**

SUB DIV #659

**BUILDING PERMIT RECORD**

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|
| 201701373 | 05-04-2017 | 91 | INSULATION | 2,500 | | 0 | | |
| 84 | 04-01-1992 | MN | Manual Note | 138,000 | | | | DWELLING |

**VISIT / CHANGE HISTORY**

| Date | Type | Is | Id | Cd | Purpose/Result |
|---|---|---|---|---|---|
| 04-24-2015 | | | 317 | 3 | MEAS+INSPCTD |
| 10-20-2005 | | | 311 | 2 | MEASURED |
| 12-14-1999 | | | 247 | 3 | MEAS+INSPCTD |
| 02-08-1993 | | | 131 | 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 | RA | | | | 25,199 | SF | 3.86 | 1.240 | 8 | LAND | 1.00 | NG | 1.00 | | | 0 | | | 1.000 | 4.79 | 120,700 |
| | | | | | | Total Card Land Units | 0.58 | AC | Parcel Total Land Area: | | | 0.58 | | | | | | | | | | Total Land Value | 120,700 |

Property Location 56 EVERGREEN DR | Map ID 83/ 30/ 28/ / | Bldg Name | State Use 101
Vision ID 5694 | Account # 5776 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/8/2021 2:57:20 PM

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style | 06 | COLONIAL |
| Model | 01 | RESIDENTIAL |
| Grade | B- | GOOD (-) |
| Stories | 2.00 | 2 STORY |
| Foundation | 1 | CONCRETE |
| Exterior Wall 1 | 4 | VINYL |
| Exterior Wall 2 | | |
| Roof Structure | 1 | GABLE |
| Roof Cover | 1 | ASPHALT SH |
| Interior Wall 1 | 1 | DRYWALL |
| Interior Wall 2 | | |
| Interior Floor 1 | 3 | HARDWOOD |
| Interior Floor 2 | | |
| Heat Fuel | 2 | GAS |
| Heat Type | 1 | FORCED H/A |
| AC Type | 03 | FULL |
| Bedrooms | 4 | |
| Full Baths | 2 | |
| Half Baths | 1 | |
| Extra Fixtures | 3 | |
| Total Rooms | 8 | |
| Bath Style | A | AVERAGE |
| Half Bath Style | A | AVERAGE |
| Kitchens | 1 | |
| Kitchen Style | G | GOOD |
| Extra Kitchens | 0 | |
| Extra Kitchen St | | |
| FBM Sqft | 756 | |
| FBM Quality | 1 | |
| Fireplaces | 1 | |
| WS Flues | | |
| Central Vac | 1 | YES |
| Frame | 1 | WOOD |

## CONSTRUCTION DETAIL (CONTINUED)

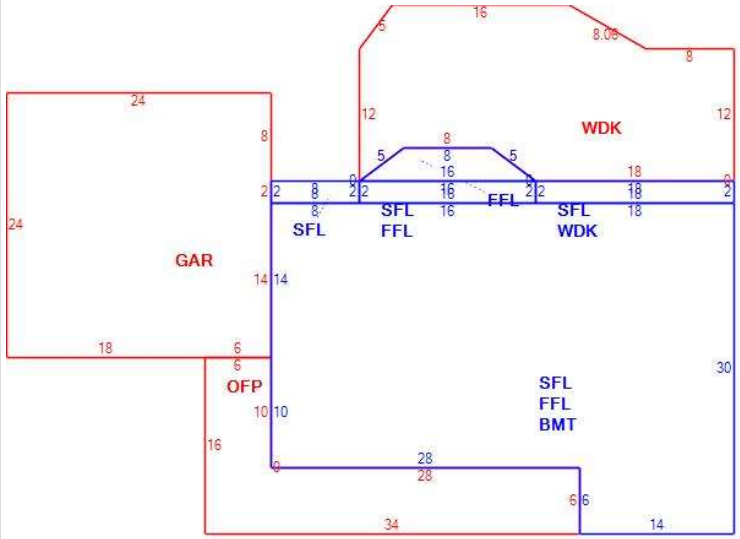
| Element | Cd | Description |
|---|---|---|
| Basement Floor | | |
| Bsmt Garage | | |
| #Heat Sys | 1.00 | |
| Units | 1 | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |
| | | 0 |
| | | 0 |

## COST / MARKET VALUATION

| | |
|---|---|
| Adj Base Rate | 91.21 |
| RCN | 353,646 |
| Net Other Adj | |
| Year Built | 1992 |
| Effective Year Built | 2001 |
| Depreciation Code | GD |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 17 |
| Functional Obsol | |
| External Obsol | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Condition | 83 |
| RCNLD | 293,500 |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## BUILDING SUB-AREA SUMMARY SECTION

| Subarea | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BMT | BASEMENT | 0 | 1,092 | | 24.52 | 26,778 |
| FFL | 1ST FLOOR | 1,160 | 1,160 | | 122.84 | 142,490 |
| GAR | GARAGE | 0 | 576 | | 49.05 | 28,252 |
| OFP | OPEN PORCH | 0 | 264 | | 12.10 | 3,194 |
| SFL | 2ND FLOOR | 1,176 | 1,176 | | 122.84 | 144,456 |
| WDK | WOOD DECK | 0 | 492 | | 17.23 | 8,476 |
| | Ttl Gross Liv / Lease Area | 2,336 | 4,760 | 2,879 | | 353,646 |