

State Use 101
Print Date 11/9/2021 9:19:36 AM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
HANIFAN THOMAS + DONNA 30 PONDVIEW DR EAST LONGMEADOW MA 01028 GIS ID F_385880_2856878												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	396500		396,500										
												RES LAND		101	174300		174,300										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1000		1,000										
				SUPPLEMENTAL DATA																							
Alt Prcl ID SP Permit Chapter Land OC Dates 7/24/2015 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total		571,800		571,800											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
HANIFAN THOMAS + DONNA JOSEPH CHAPDELAINE + SONS INC EAST LONGMEADOW GROUP INVENTORS EAST LONGMEADOW GROUP ,INVENTORS EAST LONGMEADOW RETIREMENTLLC ,FA				20456 0115		10-08-2014		U		V		140,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				20151 0213		12-30-2013		U		V		250,000		1V		2021	101	379,900	2020	101	363,500	2019	101	353,400			
				19822 0560		05-16-2013		U		V		1		1F			101	161,500		101	161,500		101	156,600			
				19427 0250		09-04-2012		U		I		1		1B			101	1,000		101	1,000		101	1,000			
				16116 0294		08-09-2006		U		V		1,350,000		1		Total	542,400	Total	526,000	Total	511,000						
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 396,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,000 Appraised Land Value (Bldg) 174,300 Special Land Value 0 Total Appraised Parcel Value 571,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 571,800													
Total		0.00																									
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name		B		Tracing		Batch																			
0001						101		MG																			
NOTES																											
SUB DIV 893-SUB DIV 1011 FY15 PLAN 1118 BK PG 368-98 TAKEN FROM PAREL 58-1-D																											
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										
201402699	10-23-2014	2	DWELLING		425,000		06-24-2015	100		OC 7/24/2015 1920		03-03-2017			317	15	PERMIT VISIT										
												06-24-2016			317	15	PERMIT VISIT										
												03-11-2016			317	15	PERMIT VISIT										
												07-23-2015			400	25	OC VISIT										
												06-24-2015			317	15	PERMIT VISIT										
												05-08-2015			317	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	RA				30,531 SF	3.26	1.750	2	LAND	1.00	NS	1.00			0		1.000	5.71	174,300						
Total Card Land Units							0.70 AC	Parcel Total Land Area: 0.70							Total Land Value							174,300					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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		84.14
Interior Floor 1	3	HARDWOOD	RCN		408,797
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2014
Heat Type	1	FORCED H/A	Effective Year Built		2015
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		3
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		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		97
Extra Kitchens			RCNLD		396,500
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			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
02	SHED/FR			L	192	7.48	2016	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,888		23.23	43,849	
FFL	1ST FLOOR	1,888	1,888		116.00	219,015	
GAR	GARAGE	0	840		46.40	38,977	
HST	HALF STORY	48	95		58.61	5,568	
OPF	OPEN PORCH	0	96		12.08	1,160	
PAT	PATIO	0	378		5.83	2,204	
SFL	2ND FLOOR	608	608		116.00	70,530	
UAT	UNFIN ATTC	0	1,185		23.20	27,493	
Ttl Gross Liv / Lease Area		2,544	6,978	3,524		408,797	

