

LN
Account # 1875

Bldg # 1

Card # 1 of 1

State Use 101
Print Date 12/12/2022 3:35:52 P

CURRENT OWNER				TOPO TYPE				UTILITY				STREET				LOCATION				CURRENT ASSESSMENT													
PRAY GREGORY J PRAY STEPHANIE 15 GREENACRE LN EAST LONGMEADOW MA 01028 GIS ID F_380569_2852154																				Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW					
				TOPO WET				EASEMENT				TRAFFIC				CORNER				RESIDNTL.		101		190900		190,900							
				DRAINAGE								VIEW				COMMUNITY				RES LAND		101		101700		101,700							
																				RESIDNTL.		101		2600		2,600							
				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		295,200		295,200					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
PRAY GREGORY J SHEA MAUREEN A KELLY MAUREEN A, LIBARDI,SARA M MAZZA,THOMAS P				23275 0171		06-23-2020		Q		I		275,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				19667 0264		02-01-2013		U		I		1		1F		2022		101		172,000		2021		101		165,200		2020		101		154,300	
				18231 0227		03-26-2010		U		I		238,000						101		92,500				101		85,600				101		85,600	
				16489 0455		02-05-2007		U		I		210,000						101		2,600				101		2,600				101		2,600	
				12562 0562		09-05-2002		U		I		157,000										Total		267,100		Total		253,400		Total		242,500	
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												APPROAISED VALUE SUMMARY															
Nbhd				Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)										190,900							
0001								101				MA				Appraised Xf (B) Value (Bldg)										0							
														Appraised Ob (B) Value (Bldg)										2,600									
														Appraised Land Value (Bldg)										101,700									
														Special Land Value										0									
														Total Appraised Parcel Value										295,200									
														Valuation Method										C									
														Adjustment																			
														Net Total Appraised Parcel Value										295,200									
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					
201203405115		11-01-201205-07-2007		1812		CHIMNEY REROOF		01,500								NVC		07-18-2019						334		2		MEASURED					
																		05-29-2013						317		15		PERMIT VISIT					
																		02-25-2011						317		16		FIELDREV CHG					
																		01-31-2008						317		15		PERMIT VISIT					
																		03-23-2004						250		22		MAILER SENT					
																		10-17-2003						274		2		MEASURED					
																		08-26-1980						500		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		RC				12,054 SF	8.44	1.000	5	LAND	1.00	MA	1.00			0				1.000	8.44	101,700									
Total Card Land Units								0.28 AC	Parcel Total Land Area: 0.28								Total Land Value										101,700						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#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			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	112.70	
Interior Floor 2			RCN	272,740	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	190,900	
FBM Sqft	619		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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
07	POOL A-C	OB	Outbuildi	L	24	69.00	1998	60	0.00	AV	A	1.00	1,000
02	SHED/FR			L	144	7.48	1981	60	0.00	AV	A	1.00	600
22	WOOD DK			L	180	9.20	1998	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	884		26.43	23,366	
FFL	1ST FLOOR	1,055	1,055		132.01	139,274	
GAR	GARAGE	0	264		53.01	13,993	
TQS	3/4 STORY	663	884		99.01	87,525	
WDK	WOOD DECK	0	324		26.48	8,581	
Ttl Gross Liv / Lease Area		1,718	3,411			272,740	

