

State Use 101
Print Date 12/12/2022 11:45:08

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
PRATT REGINA M 86 GATES AVE EAST LONGMEADOW MA 01028 GIS ID F_379039_2855639												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	117900		117,900										
												RES LAND		101	102900		102,900										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		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		221,400		221,400											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
PRATT REGINA M				05884 0466		08-28-1985		U		I		0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
																2022	101	104,100	2021	101	99,800	2020	101	94,400			
																	101	93,600		101	86,700		101	86,700			
																	101	600		101	600		101	600			
														Total	198,300	Total	187,100	Total	181,700								
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						Tracing			Batch															
0001									101			MA															
NOTES																											
NO HEAT SFL												Appraised BLDG. Value (Card)								117,900							
												Appraised Xf (B) Value (Bldg)								0							
												Appraised Ob (B) Value (Bldg)								600							
												Appraised Land Value (Bldg)								102,900							
												Special Land Value								0							
												Total Appraised Parcel Value								221,400							
												Valuation Method								C							
												Adjustment															
												Net Total Appraised Parcel Value								221,400							
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		
201200203		01-30-2012		5		DEMOLITION		1,300								SHED		07-16-2019				1	334	3	MEAS+INSPCTD		
																		05-11-2012					317	15	PERMIT VISIT		
																		01-27-2012					317	16	FIELDREV CHG		
																		04-29-2004					319	14	INSPECTED		
																		04-05-2004					250	22	MAILER SENT		
																		03-24-2004					316	2	MEASURED		
																		04-10-1992					131	14	INSPECTED		
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				15,000	SF	6.86	1.000	5	LAND	1.00	MA	1.00				0			1.000	6.86	102,900		
Total Card Land Units								0.34	AC	Parcel Total Land Area: 0.34								Total Land Value								102,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmnt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		
Roof Cover	1	ASPHALT SH	0		
Interior Wall 1	2	PLASTER	0		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	2	SOFTWOOD	Adj Base Rate	92.86	
Interior Floor 2	3	HARDWOOD	RCN	206,920	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1925	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	4		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	117,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			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
02	SHED/FR			L	80	7.48	2005	60	0.00	AV	A	1.00	400
19	PATIO			L	64	5.75	2019	60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	806		20.81	16,774
EFP	ENCL PORCH	0	104		52.09	5,418
FFL	1ST FLOOR	806	806		104.19	83,977
SFL	2ND FLOOR	806	806		104.19	83,977
UAT	UNFIN ATTC	0	806		20.81	16,774
Ttl Gross Liv / Lease Area		1,612	3,328			206,920

