

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
CAVANAUGH DIANE S FITZGERALD MICHAEL 50 GERRARD AV EAST LONGMEADOW MA 01028 GIS ID F_375434_2855148 Mailed										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	170700				170,700										
										RES LAND		101	77800		77,800														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400				400										
				SUPPLEMENTAL DATA																									
				Alt Prcl ID				Received																					
				SP Permit HO:HO				NIA																					
				Chapter Land				Field 8																					
				OC Dates				Field 9																					
				In+Ex FY				Field 10																					
				Mailed				Assoc Pid#								Total		248,900		248,900									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
CAVANAUGH DIANE S CAVANAUGH DIANE S BERNECHE MAY E + RONALD H BERNECHE MAY E				22256	0261	07-09-2018	U	I	100		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				09543	0555	07-01-1996	U	I	92,500		1		2022	101	146,300	2021	101	140,300	2020	101	133,200								
				08590	0129	10-08-1993	U	I	1		1A			101	68,600		101	63,600		101	63,600								
				02452	0582	03-01-1956	U	I	0					101	400		101	400		101	400								
				Total										215,300		Total		204,300		Total		197,200							
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				Tracing		Batch		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 170,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 77,800 Special Land Value 0 Total Appraised Parcel Value 248,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 248,900																			
0001						101		MF																					
NOTES																													
FY 22 PLAN 393-31 8/16/21 COMBINE 2B-44-500 & 2B-43-497 RECHECK BP 6/23 OFP TO FFL																													
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	
202103149		11-03-2021		9		ALTERATION		37,000		06-13-2022		75				CONVERT AND EN		06-13-2022						334		15		PERMIT VISIT	
																		03-07-2018						333		3		MEAS+INSPCTD	
																		04-08-2004						316		2		MEASURED	
																		05-20-1992						170		3		MEAS+INSPCTD	
																		06-26-1990						131		2		MEASURED	
																		05-27-1980						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				13,500	SF	7.58	0.760	3	LAND	1.00	MF	1.00				0			1.000	5.76	77,800				
Total Card Land Units								0.31	AC	Parcel Total Land Area: 0.31								Total Land Value								77,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	5	LINO/VINYL	Adj Base Rate	114.78	
Interior Floor 2	6	CERAMIC TL	RCN	254,739	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1957	
AC Type	03	FULL	Effective Year Built	1998	
Bedrooms	3		Depreciation Code	GV	
Full Baths	1		Remodel Rating	03	
Half Baths	0		Year Remodeled	2022	
Extra Fixtures	0		Depreciation %	23	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition	NC	
Kitchen Style	A	AVERAGE	% Complete	67	
Extra Kitchens	0		Overall % Condition	67	
Extra Kitchen St			RCNLD	170,700	
FBM Sqft	863		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		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	2010	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,233		26.14	32,234	
FFL	1ST FLOOR	1,553	1,553		130.50	202,669	
GAR	GARAGE	0	375		52.20	19,575	
OPF	OPEN PORCH	0	21		12.43	261	
Ttl Gross Liv / Lease Area		1,553	3,182			254,739	

