

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
HOYLAND DANIEL R HOYLAND KELLY M 65 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375473_2852281										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	360000						360,000											
												RES LAND		101	99400						99,400											
				DRAINAGE				VIEW		COMMUNITY																						
				SUPPLEMENTAL DATA																												
				Alt Prcl ID SP Permit Chapter Land OC Dates 10/4/18 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																								
				Total						459,400		459,400																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
HOYLAND DANIEL R BEDROCK FINANCIAL LLC TR TOWN OF EAST LONGMEADOW REED + ESTABROOK				22411	0051	10-19-2018		Q	I		385,000		00		2022		101		324,300		2021		101		310,800		2020		101		294,600	
				21746	0554	06-30-2017		U	I		85,600		1E																			
				21467	0002	11-30-2016		U	I		0		1E		89,400		101		83,000		101		83,000									
				05947	0181	11-20-1985		U	I		0		1A																			
				Total						413,700		Total		393,800		Total		377,600														
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) 360,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 99,400 Special Land Value 0 Total Appraised Parcel Value 459,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 459,400																						
0001				101				NA																								
NOTES																																
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														
201703117	12-19-2017	8	RENOVATION		124,000		06-19-2018	100	06-19-2018		REBUILD & ADD 2N		10-10-2018			400	25	OC VISIT														
201702657	10-13-2017	5	DEMOLITION		9,000		06-19-2018	100	06-19-2018		HOUSE & GARAGE		06-19-2018			400	15	PERMIT VISIT														
													03-01-2018			333	15	PERMIT VISIT														
													04-01-2016			317	15	PERMIT VISIT														
													03-12-2015			105	15	PERMIT VISIT														
													03-31-2014			317	15	PERMIT VISIT														
													05-10-2013			105	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	RB				20,000	SF	5.26	1.050	6	LAND	0.90	NA	1.00	TOP2		0		1.000	4.97	99,400										
																Total Card Land Units 0.46 AC Parcel Total Land Area: 0.46						Total Land Value 99,400										

Property Location 65 AVERY ST
 Vision ID 2621

Account # 2667

Map ID 3/ 68A/ 0/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/12/2022 5:26:35 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	103.88	
Interior Floor 2	4	CARPET	RCN	409,086	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2017	
AC Type	03	FULL	Effective Year Built	2019	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	2	
Total Rooms	8		Functional Obsol	10	
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	88	
Extra Kitchen St			RCNLD	360,000	
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	900		29.93	26,933	
FFL	1ST FLOOR	1,165	1,165		149.63	174,318	
GAR	GARAGE	0	400		59.85	23,941	
OFP	OPEN PORCH	0	80		14.96	1,197	
SFL	2ND FLOOR	1,189	1,189		149.63	177,909	
WDK	WOOD DECK	0	160		29.93	4,788	
Ttl Gross Liv / Lease Area		2,354	3,894			409,086	

