

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
GRANGER MEGAN E 53 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375475_2852485 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	124000		124,000												
												RES LAND		101	97200		97,200												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2000		2,000												
				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		223,200		223,200													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
GRANGER MEGAN E FALK BRIAN A GALBRAITH E ROBERT +				21866		0190		09-20-2017		Q		I		194,000		00		Year		Code		Assessed		Year		Code		Assessed	
				09576		0098		07-31-1996		U		I		106,000				2022		101		112,800		2021		101		108,100	
				05710		0035		11-01-1984		U		I		65,900						101		87,600				101		81,200	
																				101		2,000				101		2,000	
																Total		202,400		Total		191,300		Total		188,700			
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				NA																			
NOTES																													

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	19		RANCH				Basement Floor	12	CONCRETE				
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	4		VINYL				Code	Description			Percentage		
Exterior Wall 2							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				134.36		
Interior Floor 1	4		CARPET				RCN				193,816		
Interior Floor 2	3		HARDWOOD				Net Other Adj						
Heat Fuel	1		OIL				Year Built				1973		
Heat Type	3		FORCED H/W				Effective Year Built				1985		
AC Type	03		FULL				Depreciation Code				AG		
Bedrooms	3						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	0						Depreciation %				36		
Extra Fixtures	0						Functional Obsol						
Total Rooms	5						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor				1		
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition				64		
Extra Kitchens	0						RCNLD				124,000		
Extra Kitchen St							Dep % Ovr						
FBM Sqft	208						Dep Ovr Comment						
FBM Quality	3						Misc Imp Ovr						
Fireplaces	0						Misc Imp Ovr Comment						
WS Flues							Cost to Cure Ovr						
Central Vac	0		NO				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
08	POOL A-O			L	24	69.00	1999	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	90	9.20	1999	60	0.00	AV	A	1.00	500
02	SHED/FR			L	128	7.48	1999	50	0.00	FR	A	1.00	500
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,040		30.05	31,251			
FFL	1ST FLOOR					1,040	1,040		150.25	156,255			
WDK	WOOD DECK					0	212		29.77	6,310			
Ttl Gross Liv / Lease Area						1,040	2,292			193,816			

