

State Use 101
Print Date 12/12/2022 6:28:00 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
GURNEY JOHN GURNEY LISA 80 BIRCHLAND AV EAST LONGMEADOW MA 01028 GIS ID F_382733_2851481 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	155700		155,700																				
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	100900		100,900																				
												RESIDNTL.		101	4500		4,500																				
				SUPPLEMENTAL DATA																																	
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
												Total		261,100		261,100																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
GURNEY JOHN LOCKHART CHARLES J HEIRS + DEV LOCKHART GERTRUDE M				22702		0520		06-11-2019		Q		I		202,500		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
				08941		0111		09-15-1994		U		I				1		1A		2022	101	139,800	2021	101	134,000	2020	101	114,300									
				02151		0110		12-13-1951		U		I				0					101	91,700		101	84,900		101	84,900									
																					101	4,500		101	4,500		101	4,500									
				Total		0.00												Total	236,000	Total	223,400	Total	203,700														
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																																					
																Appraised BLDG. Value (Card)								155,700													
																Appraised Xf (B) Value (Bldg)								0													
																Appraised Ob (B) Value (Bldg)								4,500													
																Appraised Land Value (Bldg)								100,900													
																Special Land Value								0													
Total Appraised Parcel Value																261,100																					
Valuation Method																C																					
Adjustment																																					
Net Total Appraised Parcel Value														261,100																							
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									
201902777		09-01-2019		25		WINDOWS		41,000		06-01-2020		100		12-09-2019		REPLACE WINDOW		06-01-2020						400		15		PERMIT VISIT									
201402306		08-11-2014		12		REROOF		3,500		03-20-2015		100		03-20-2015		NVC		09-28-2015						317		2		MEASURED									
																		03-20-2015						317		15		PERMIT VISIT									
																		01-07-2003						274		14		INSPECTED									
																		11-27-2002						250		22		MAILER SENT									
																		11-26-2002						274		2		MEASURED									
																		10-02-1980						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				10,400	SF	9.70	1.000	5	LAND	1.00	MA	1.00			0			1.000	9.7	100,900													
Total Card Land Units																0.24		AC		Parcel Total Land Area:		0.24		Total Land Value												100,900	

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	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	3	HARDWOOD	Adj Base Rate	123.27	
Interior Floor 2	2	SOFTWOOD	RCN	222,492	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	155,700	
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
03	GARAGE	OB	Outbuildi	L	264	28.18	1950	60	0.00	AV	A	1.00	4,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		27.85	25,404	
EFB	ENCL PORCH	0	88		69.79	6,142	
FFL	1ST FLOOR	912	912		139.58	127,298	
HST	HALF STORY	456	912		69.79	63,649	
Ttl Gross Liv / Lease Area		1,368	2,824			222,492	

