

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
FLANAGAN THOMAS J FLANAGAN TINA M 97 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375479_2851798 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	266600		266,600												
												RES LAND		101	114100		114,100												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1400		1,400												
				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		382,100		382,100													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
FLANAGAN THOMAS J BOUSQUET PAUL A + CONNORS THOMAS CHAFFIN MAU				09265 0363		09-26-1995		U		I		181,232		1		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed		
				09161 0470		06-16-1995		U		I		141,750		1		2022		101	239,600	2021	101	229,800	2020	101	220,700				
				06297 0035		11-20-1986		U		V		60,000						101	102,900		101	95,200		101	95,200				
				04075 0229		12-02-1974		U		I		0						101	1,400		101	1,400		101	1,400				
																		Total	343,900	Total	326,400	Total	317,300						
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																													
SUB DIVISION 655												Appraised BLDG. Value (Card) 266,600																	
												Appraised Xf (B) Value (Bldg) 0																	
												Appraised Ob (B) Value (Bldg) 1,400																	
												Appraised Land Value (Bldg) 114,100																	
												Special Land Value 0																	
												Total Appraised Parcel Value 382,100																	
												Valuation Method C																	
												Adjustment																	
												Net Total Appraised Parcel Value 382,100																	
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	
160		06-20-1995		MN		Manual Note		65,000								DWELLING		03-21-2018 05-04-2004 04-06-2004 03-30-2004 12-12-1995 04-25-1980						333 318 250 311 107 500		2 14 22 2 3 14		MEASURED INSPECTED MAILER SENT MEASURED MEAS+INSPCTD 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		RB				28,660	SF	3.79	1.050	6	LAND	1.00	NA	1.00				0			1.000	3.98		114,100			
Total Card Land Units								0.66	AC	Parcel Total Land Area: 0.66								Total Land Value 114,100											

Property Location 97 AVERY ST
Vision ID 3360

Account # 3415

Map ID 4/ 12/ C/ I

Bldg # 1

Bldg Name
Sec # 1 of 1

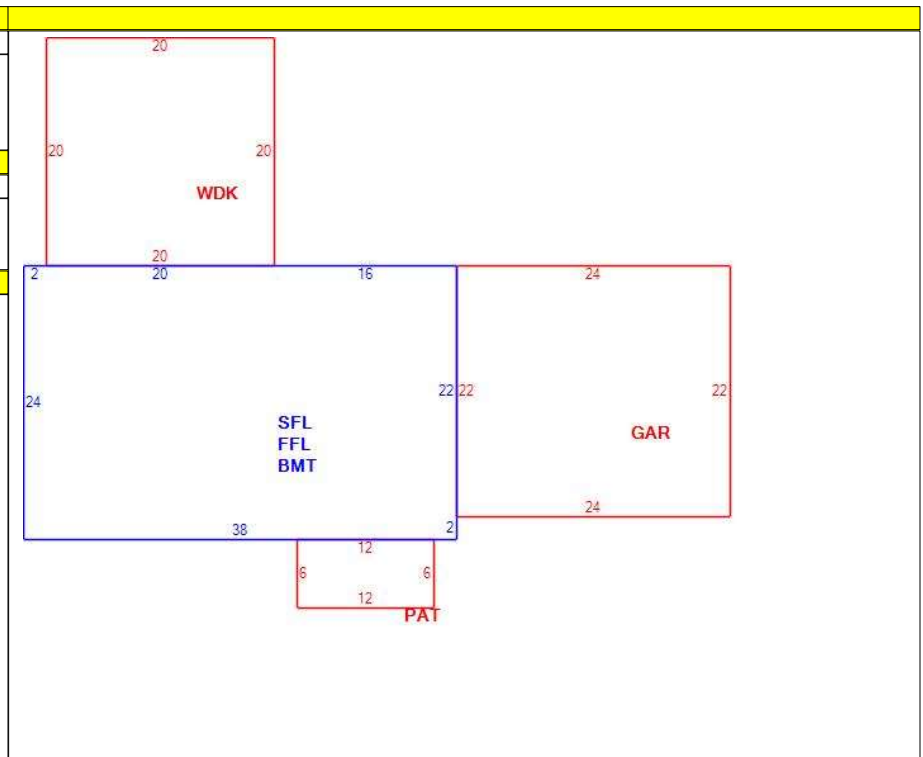
Card # 1 of 1

State Use 101
Print Date 12/12/2022 7:17:40 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	C+	AVG. (+)	#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	4	CARPET	Adj Base Rate	108.90	
Interior Floor 2	3	HARDWOOD	RCN	313,683	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1995	
AC Type	03	FULL	Effective Year Built	2006	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	15	
Total Rooms	8		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	85	
Extra Kitchen St			RCNLD	266,600	
FBM Sqft	456		Dep % Ovr		
FBM Quality	3		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
07	POOL A-C	OB	Outbuildi	L	26	69.00	2003	60	0.00	AV	A	1.00	1,100
22	WOOD DK			L	49	9.20	2003	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		27.21	24,811	
FFL	1ST FLOOR	912	912		136.32	124,328	
GAR	GARAGE	0	528		54.48	28,764	
PAT	PATIO	0	72		7.57	545	
SFL	2ND FLOOR	912	912		136.32	124,328	
WDK	WOOD DECK	0	400		27.26	10,906	
Ttl Gross Liv / Lease Area		1,824	3,736			313,683	



97 AVERY ST