

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
PEVAY SCOTT J PEVAY MELISSA A 15 FRANCONIA CR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	199900		199,900															
												RES LAND		101	110300		110,300															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2900		2,900															
				SUPPLEMENTAL DATA																												
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																								
GIS ID F_376106_2851355				Mailed								Total		313,100		313,100																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
PEVAY SCOTT J PEVAY DONNA A PEVAY KENNETH J + DONNA A,				20334		0062		06-30-2014		U		I		247,500		1A		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed	
				12725		0339		11-12-2002		U		I		100		1A		2022		101	177,300		2021		101	154,100		2020		101	148,200	
				05611		0415		05-15-1984		U		I		69,500						101	99,500				101	92,100				101	92,100	
																				101	2,500				101	2,500				101	2,500	
				Total												279,300		Total		248,700		Total		242,800								
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) 199,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,900 Appraised Land Value (Bldg) 110,300 Special Land Value 0 Total Appraised Parcel Value 313,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 313,100																						
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																	
202201163	04-05-2022	4	ADDITION	4,500	06-16-2022	100	06-23-2022	ROOF OVER 16 X 2		06-16-2022			334	15	PERMIT VISIT																	
202101084	03-26-2021	21	SIDING	23,150	06-28-2021	100	06-28-2021			06-28-2021			400	15	PERMIT VISIT																	
202002010	07-02-2020	25	WINDOWS	12,000	06-28-2021	100	06-28-2021	23 WINDOWS		06-28-2021			400	15	PERMIT VISIT																	
201502431	08-18-2015	10	SHED	2,785	04-22-2016	100		12X18		04-22-2015			317	15	PERMIT VISIT																	
201500785	04-14-2015	11	POOL	2,650	04-22-2016	100		INC DECK		01-14-2010			316	15	PERMIT VISIT																	
253	10-26-2009	9	ALTERATION	1,000				REMOVE EXISITNG		05-06-2004			318	14	INSPECTED																	
65	04-24-2003	17	DECK	2,000		0		QC 6/1/2004		04-02-2004			318	2	MEASURED																	
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				19,973	SF	5.26	1.050	6	LAND	1.00	NA	1.00		0		1.000	5.52	110,300											
Total Card Land Units 0.46 AC																Parcel Total Land Area: 0.46		Total Land Value				110,300										

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	AVERAGE	#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	7	BRICK	101	ONE FAM	Percentage
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		111.59
Interior Floor 2			RCN		270,094
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built		1976
AC Type	03	FULL	Effective Year Built		1995
Bedrooms	3		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		26
Total Rooms	7		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		74
Extra Kitchen St			RCNLD		199,900
FBM Sqft	374		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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
08	POOL A-O			L	30	69.00	2015	70	0.00	GD	A	1.00	1,400
02	SHED/FR			L	216	7.48	2015	70	0.00	GD	A	1.00	1,100
40	LEAN-TO			L	168	5.75	2022	50	0.00	FR	F	0.90	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	748		25.42	19,012	
EFP	ENCL PORCH	0	264		63.37	16,730	
FFL	1ST FLOOR	748	748		126.75	94,805	
GAR	GARAGE	0	575		50.70	29,151	
OFF	OPEN PORCH	0	376		12.81	4,816	
SFL	2ND FLOOR	782	782		126.75	99,115	
WDK	WOOD DECK	0	256		25.25	6,464	
Ttl Gross Liv / Lease Area		1,530	3,749			270,094	

