

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
FORSYTH SEAN M FORSYTH MAURA E 431 PROSPECT ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	291800		291,800																				
												RES LAND		101	122900		122,900																				
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	18700		18,700																				
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
				Alt Prcl ID																																	
				SP Permit																																	
				Chapter Land																																	
GIS ID F_383312_2843390				Mailed						Total						433,400		433,400																			
				RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
FORSYTH SEAN M MAGIERA,CHRISTOPHER J MELIEN ANGELIKA I, MELIEN DANIEL R +,				14229		0490		06-04-2004		U		I		325,000		1		2022		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				12364		0334		05-30-2002		U		I		275,000						2021		101		255,300		2020		101		245,700							
				11140		0253		03-29-2000		U		I		1						101		102,500		101		102,500											
				04686		0024		11-06-1978		U		I		0						101		18,700		101		18,700											
																Total		395,200		Total		376,500		Total		366,900											
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																APPRAISED VALUE SUMMARY																					
Nbhd				Nbhd Name								Tracing				Batch				Appraised BLDG. Value (Card)								291,800									
0001												101				MG				Appraised Xf (B) Value (Bldg)								0									
NOTES																Appraised Ob (B) Value (Bldg)								18,700													
BC CONFIRMS BP202202292 COMP 8/29/22																Appraised Land Value (Bldg)								122,900													
																Special Land Value								0													
																Total Appraised Parcel Value								433,400													
																Valuation Method								C													
																Adjustment																					
																Net Total Appraised Parcel Value								433,400													
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									
202202366		08-24-2022		62		SOLAR		42,000				0				SUNROOM POOL		08-19-2019						334		3		MEAS+INSPCTD									
202202292		07-12-2022		12		REROOF		7,800				0						10-18-2013						317		2		MEASURED									
144		06-01-1989		MN		Manual Note		20,000										11-14-2002						274		14		INSPECTED									
98		01-01-1985		MN		Manual Note												10-24-2002						250		22		MAILER SENT									
																		10-22-2002						274		2		MEASURED									
																		02-24-1992						170		3		MEAS+INSPCTD									
																		04-16-1990				131		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		RAA				40,000		SF		2.84	1.200	7	LAND	1.00	MG	1.00								3.07	122,800										
1	101	ONE FAM		RAA				0.010		AC		7,000.00	1.000	0		1.00	MG	1.00			0 TRF1 0.9				1.000	7,000	100										
Total Card Land Units								0.93		AC		Parcel Total Land Area: 0.93				Total Land Value												122,900									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	4	CARPET
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	Percentage
Exterior Wall 2	8	BRICK VENR	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		102.48
Interior Floor 1	3	HARDWOOD	RCN		394,356
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1978
Heat Type	1	FORCED H/A	Effective Year Built		1995
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		26
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		74
Extra Kitchens	0		RCNLD		291,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	797		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		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
11	POOL I-V	OB	Outbuildi	L	1,00	29.00	1985	60	0.00	AV	A	1.00	17,400
19	PATIO			L	378	5.75	1978	60	0.00	AV	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,008		27.42	27,640	
FFL	1ST FLOOR	1,272	1,272		136.83	174,053	
GAR	GARAGE	0	528		54.68	28,872	
OPF	OPEN PORCH	0	120		13.68	1,642	
SFL	2ND FLOOR	768	768		136.83	105,089	
STG	STORAGE	0	192		54.88	10,536	
TQS	3/4 STORY	242	323		102.52	33,114	
WDK	WOOD DECK	0	492		27.26	13,410	
Ttl Gross Liv / Lease Area		2,282	4,703			394,356	

