

Account # 3754

Bldg # 1

Card # 1 of 1

State Use 101
Print Date 12/12/2022 8:06:47 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
GLOSTER JUSTIN R GLOSTER MEAGAN E 56 LYNWOOD RD EAST LONGMEADOW MA 01028 GIS ID F_384700_2857280												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	170900		170,900											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	76300		76,300											
												RESIDNTL.		101	1600		1,600											
				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		248,800		248,800												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
GLOSTER JUSTIN R REYES DENNIS J COTE WAYNE J COTE WALTER J JR, COTE WALTER J ,				23557	0291	11-25-2020	Q	I			242,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				20872	0563	09-15-2015	Q	I			171,900	00	2022	101	153,000	2021	101	130,900	2020	101	123,900							
				17783	0092	05-11-2009	U	I			100	1A		101	69,300		101	64,200		101	64,200							
				11271	0345	07-19-2000	U	I			1	1A		101	1,600		101	1,600		101	1,600							
				03224	0583	11-02-1966	U	I			0																	
												Total		223,900		Total		196,700		Total		189,700						
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														APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 170,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,600 Appraised Land Value (Bldg) 76,300 Special Land Value 0 Total Appraised Parcel Value 248,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 248,800														
Nbhd		Nbhd Name			Tracing			Batch																				
0001					101			MF																				
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										
202200937	03-21-2022	62	SOLAR		17,745	04-22-2022	100	04-22-2022	FRONT				08-01-2019			334	11	ENTRY DENIED										
201701836	06-16-2017	91	INSULATION		3,512		0						03-02-2012			317	15	PERMIT VISIT										
11	01-07-2011	20	WOOD STOVE		3,820								04-14-2011			317	3	MEAS+INSPCTD										
44	03-10-2009	33	WCHAIR RAMP		1,000				4.5X7 - 4.5X16				12-15-2009			317	15	PERMIT VISIT										
147	07-10-1997	MN	Manual Note		800				SHED				09-18-2002			250	22	MAILER SENT										
279	09-01-1987	MN	Manual Note		20,000				ADDITION				09-17-2002			274	2	MEASURED										
													01-20-1998			200	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	RA				9,082	SF	11.05	0.760	3	LAND	1.00	MF	1.00			0		1.000	8.4	76,300						
Total Card Land Units																0.21	AC	Parcel Total Land Area: 0.21				Total Land Value						76,300

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	1.75	1 3/4 STORIES	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	3	HARDWOOD	Adj Base Rate	116.36	
Interior Floor 2			RCN	244,146	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	170,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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
02	SHED/FR			L	192	7.48	1997	60	0.00	AV	A	1.00	900
40	LEAN-TO			L	198	5.75	1999	60	0.00	AV	A	1.00	700
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2022	70	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	984		26.10	25,679	
EFB	ENCL PORCH	0	120		65.18	7,821	
FFL	1ST FLOOR	984	984		130.35	128,265	
HST	HALF STORY	240	480		65.18	31,284	
OPF	OPEN PORCH	0	72		12.67	912	
PAT	PATIO	0	144		6.34	912	
TQS	3/4 STORY	378	504		97.76	49,272	
Ttl Gross Liv / Lease Area		1,602	3,288			244,146	

