

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
FLYNN THOMAS FLYNN CATHY 73 HILLSIDE DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	172900		172,900												
												RES LAND		101	124100		124,100												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400												
				SUPPLEMENTAL DATA										297,400		297,400													
GIS ID F_384974_2851636				Mailed				Assoc Pid#				Total		297,400		297,400													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
FLYNN THOMAS IMPAGNATIELLO JOSEPH J + GINA BARAN PETER S				24560		0218		05-24-2022		Q		I		379,000		00		Year		Code	Assessed		Year		Code	Assessed			
				20845		0208		08-26-2015		Q		I		255,000		00		2022		101	150,900		2021		101	145,000			
				05638		0465		06-25-1984		U		I		72,500						101	111,900				101	103,500			
																			101	400				101	400				
				Total												263,200		Total		248,900		Total		241,900					
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																													
Nbhd		Nbhd Name				Tracing				Batch																			
0001						101				MG																			
NOTES												Appraised BLDG. Value (Card) 172,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 124,100 Special Land Value 0 Total Appraised Parcel Value 297,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 297,400																	
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	
202202760		09-21-2022		42		REPAIRS		8,000				0				CHNG ROTTED HE		03-30-2017						317		15		PERMIT VISIT	
202202482		08-05-2022		11		POOL		14,514				0				AG POOL		09-18-2015						317		3		MEAS+INSPCTD	
201602748		10-27-2016		20		WOOD STOVE		3,200		03-30-2017		100		03-30-2017		NVC		11-13-2009						105		14		INSPECTED	
58		01-01-1986		MN		Manual Note										DECK		10-09-2009						317		2		MEASURED	
																		08-15-2002						274		14		INSPECTED	
																		07-26-2002						250		22		MAILER SENT	
																		06-27-2002						274		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		RA				16,050	SF	6.44		1.200	7	LAND	1.00	MG	1.00			0				1.000	7.73		124,100		
Total Card Land Units								0.37	AC	Parcel Total Land Area: 0.37								Total Land Value								124,100			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	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	122.25	
Interior Floor 2			RCN	246,990	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1960	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	3		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	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	172,900	
FBM Sqft	576		Dep % Ovr		
FBM Quality	5		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
02	SHED/FR			L	96	7.48	2013	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,152		30.23	34,830	
FFL	1ST FLOOR	1,152	1,152		151.43	174,453	
GAR	GARAGE	0	462		60.64	28,015	
WDK	WOOD DECK	0	321		30.19	9,692	
Ttl Gross Liv / Lease Area		1,152	3,087			246,990	

