

Property Location

51 LINDEN AV

Map ID

15/ 34A/ B/ /

Bldg Name

State Use

101

Vision ID

404

Account #

413

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:14:24

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
GAGNER GLENN P GAGNER CHRISTINE E 51 LINDEN AV EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	245300	245,300												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	102600	102,600												
										RESIDNTL.	101	14000	14,000												
		SUPPLEMENTAL DATA								Total				361,900		361,900									
GIS ID		F_379116_2851854		Mailed		Assoc Pid#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
GAGNER GLENN P AMSDEN RICHARD T				07459 0516 06284 0409		05-23-1990 11-01-1986		U U		I I		134,000 1		1 1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
																2022	101	231,000	2021	101	222,300	2020	101	214,800	
																	101	93,300		101	86,400		101	86,400	
																	101	14,000		101	14,000		101	14,000	
														Total		338,300		Total		322,700		Total		315,200	
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								APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 245,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 14,000 Appraised Land Value (Bldg) 102,600 Special Land Value 0 Total Appraised Parcel Value 361,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 361,900											
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name				Tracing				Batch															
0001						101				MA															
NOTES																									
SUB DIV #536																									
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										
370	11-10-2010	35	CARPORT	6,850				NO START		08-01-2019			334	2	MEASURED										
123	04-20-2006	10	SHED	4,000				20` X 20`		06-04-2013			105	15	PERMIT VISIT										
298	10-30-2001	4	ADDITION	15,000				EXPAND FIRST FL		06-22-2012			317	15	PERMIT VISIT										
43	03-01-1987	MN	Manual Note	50,000				SPLIT ENT		02-10-2012			317	15	PERMIT VISIT										
										12-07-2010			317	15	PERMIT VISIT										
										05-09-2008			350	14	INSPECTED										
										01-24-2008			250	22	MAILER SENT										
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	RC				14,350 SF	7.15	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.15	102,600				
							Total Card Land Units	0.33	AC	Parcel Total Land Area:				0.33								Total Land Value	102,600		

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	18		SPLIT ENT				Basement Floor	12	CONCRETE				
Model	01		RESIDENTIAL				Bsmnt Garage	1					
Grade	C		AVERAGE				#Heat Sys	1.00					
Stories	1.00		1 STORY				Units	1					
Foundation	1		CONCRETE				MIXED USE						
Exterior Wall 1	4		VINYL				Code	Description			Percentage		
Exterior Wall 2							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				106.05		
Interior Floor 1	4		CARPET				RCN				327,037		
Interior Floor 2	3		HARDWOOD				Net Other Adj						
Heat Fuel	1		OIL				Year Built				1987		
Heat Type	3		FORCED H/W				Effective Year Built				1996		
AC Type	03		FULL				Depreciation Code				AG		
Bedrooms	3						Remodel Rating						
Full Baths	3						Year Remodeled						
Half Baths	0						Depreciation %				25		
Extra Fixtures	0						Functional Obsol						
Total Rooms	6						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor				1		
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	G		GOOD				Overall % Condition				75		
Extra Kitchens	0						RCNLD				245,300		
Extra Kitchen St							Dep % Ovr						
FBM Sqft	1366						Dep Ovr Comment						
FBM Quality	3						Misc Imp Ovr						
Fireplaces	1						Misc Imp Ovr Comment						
WS Flues	1						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
03	GARAGE	OB	Outbuildi	L	480	28.18	2006	70	0.00	GD	G	1.25	11,800
02	SHED/FR			L	336	7.48	2010	70	0.00	GD	G	1.25	2,200
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
FFL	1ST FLOOR					1,994	1,994		129.11		257,446		
LLV	LOWR LEVEL					0	1,952		32.28		63,006		
PAT	PATIO					0	706		6.40		4,519		
WDK	WOOD DECK					0	80		25.82		2,066		
Ttl Gross Liv / Lease Area						1,994	4,732				327,037		

