

State Use 101
Print Date 12/12/2022 10:26:13

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
VON FLATERN NEIL F VON FLATERN GINA M 31 MARSHALL ST EAST LONGMEADOW MA 01028 GIS ID F_376562_2847793												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		155000		155,000															
												RES LAND		101		103600		103,600															
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		9100		9,100															
				SUPPLEMENTAL DATA																													
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																									
												Total		267,700		267,700																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
VON FLATERN NEIL F VON FLATERN NEIL F +, VON FLATERN NEIL F + HUBACH GARY C				15245 0518		08-08-2005		U		I		100		1F		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				08672 0252		12-14-1993		U		I		1		1A		2022		101		139,300		2021		101		133,700		2020		101		126,800	
				07335 0306		12-01-1989		U		I		153,000						101		94,100				101		87,200		101		87,200			
				04188 0048		10-10-1975		U		I		0						101		9,100				101		9,100		101		9,100			
				Total		0.00										Total		242,500		Total		230,000		Total		223,100							
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) 155,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 9,100 Appraised Land Value (Bldg) 103,600 Special Land Value 0 Total Appraised Parcel Value 267,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 267,700															
Nbhd		Nbhd Name						Tracing				Batch																					
0001								101				MA																					
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					
190		01-01-1986 01-01-1977		MN MN		Manual Note Manual Note		200								ADDITION OFF		01-04-2016 03-29-2004 07-14-1992 04-01-1992 09-14-1990 04-25-1980		02				317 311 190 107 131 500		2 3 14 22 2 3		MEASURED MEAS+INSPCTD INSPECTED MAILER SENT MEASURED MEAS+INSPCTD					
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				16,366	SF	6.33	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.33	103,600										
Total Card Land Units								0.38	AC	Parcel Total Land Area: 0.38								Total Land Value								103,600							

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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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	4	CARPET	Adj Base Rate		117.42
Interior Floor 2	3	HARDWOOD	RCN		246,091
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1955
AC Type	03	FULL	Effective Year Built		1984
Bedrooms	3		Depreciation Code		AG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		63
Extra Kitchen St			RCNLD		155,000
FBM Sqft	456		Dep % Ovr		
FBM Quality	1		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
03	GARAGE	OB	Outbuildi	L	440	28.18	1955	60	0.00	AV	A	1.00	7,400
02	SHED/FR			L	120	7.48	1955	60	0.00	AV	A	1.00	500
28	B-BALL C			L	1	0.00	2003	60	0.00	AV	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		26.89	24,528
EFB	ENCL PORCH	0	96		67.39	6,469
FFL	1ST FLOOR	912	912		134.77	122,911
TQS	3/4 STORY	684	912		101.08	92,183
Ttl Gross Liv / Lease Area		1,596	2,832			246,091

