

Property Location 41 RURAL LN

Vision ID 4696

Account # 4769

Map ID 60/ 7/ 24/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 12/12/2022 10:36:06

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
GIGUERE TIMOTHY GIGUERE ELIZABETH 41 RURAL LN EAST LONGMEADOW MA 01028 GIS ID F_387557_2854205		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		267200		267,200																							
										RES LAND		101		131400		131,400																							
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		300		300																							
SUPPLEMENTAL DATA										Total								398,900		398,900																			
		Alt Prcl ID		Received																																			
		SP Permit		NIA																																			
		Chapter Land		Field 8																																			
		OC Dates		Field 9																																			
		In+Ex FY		Field 10																																			
		Mailed		Assoc Pid#																																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
GIGUERE TIMOTHY GIGUERE PAUL RICHARDS DOREEN L		23646		0394		01-12-2021		U		I		397,000		1A		Year		Code		Assessed		Year		Code		Assessed													
		20914		0163		10-16-2015		Q		I		291,000		00		2022		101		239,000		2021		101		164,200													
		05350		0117		12-02-1982		U		I		0						101		118,300		101		101		109,800													
																		101		300		101		101		300													
Total										357,600		Total		274,300		Total		265,600																					
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) 267,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 131,400 Special Land Value 0 Total Appraised Parcel Value 398,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 398,900																																							
BUILDING PERMIT RECORD																																							
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result											
201203161		10-01-2012		4		ADDITION		16,000								4' TO EXISTING GA		08-26-2019						334		3		MEAS+INSPCTD											
253		10-07-2003		7		REMODEL		10,000								NVC		06-14-2013						105		15		PERMIT VISIT											
163		01-01-1982		MN		Manual Note										ADD		07-26-2008						317		14		INSPECTED											
																		05-29-2008						317		2		MEASURED											
																		01-11-2005						311		4		INFO AT DOOR											
																		02-02-2004						311		15		PERMIT VISIT											
																		11-05-2001						247		14		INSPECTED											
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								30,345 SF		3.61		1.200		7		LAND		1.00		MG		1.00				0		1.000		4.33		131,400	
Total Card Land Units																		0.70		AC		Parcel Total Land Area:		0.70		Total Land Value										131,400			

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+	AVG. (+)	#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	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	3	HARDWOOD	Adj Base Rate	103.70	
Interior Floor 2	4	CARPET	RCN	346,979	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1957	
AC Type	03	FULL	Effective Year Built	1998	
Bedrooms	3		Depreciation Code	GV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	23	
Total Rooms	7		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	77	
Extra Kitchen St			RCNLD	267,200	
FBM Sqft			Dep % Ovr		
FBM Quality			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	56	7.48	2015	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,066		25.18	26,846	
FFL	1ST FLOOR	2,258	2,258		126.04	284,591	
GAR	GARAGE	0	440		50.41	22,182	
PAT	PATIO	0	106		5.95	630	
WDK	WOOD DECK	0	504		25.26	12,730	
Ttl Gross Liv / Lease Area		2,258	4,374			346,979	

