

Property Location

20 CROSS MEADOW RD

Map ID

61/ 53/ 41/ /

Bldg Name

State Use

101

Vision ID

4749

Account #

4822

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 10:44:23

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
RACHELE JENNIFER E 20 CROSS MEADOW RD EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	378400	378,400													
					RES LAND	101	133800	133,800													
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	16400	16,400													
SUPPLEMENTAL DATA						Total				528,600	528,600										
GIS ID F_389470_2852240		Mailed		Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
RACHELE JENNIFER E THANARATNAM PREM THANARATNAM TILAK A + MANOHARI D GALLANT CYNTHIA J KAUFHOLD JOHN R,	23339	0446	07-31-2020	Q	I	437,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
	23338	0212	07-30-2020	U	I	100	1A	2022	101	343,400	2021	101	329,000	2020	101	315,500					
	21227	0241	06-20-2016	Q	I	415,000	00		101	120,700		101	111,600		101	111,600					
	18850	0165	07-22-2011	U	I	404,000															
14860	0564	03-02-2005	U	I	375,000																
Total							464,100	Total		440,600	Total		427,100								
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount										Comm Int				
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 378,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 16,400 Appraised Land Value (Bldg) 133,800 Special Land Value 0 Total Appraised Parcel Value 528,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 528,600												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing			Batch														
0001				101			NG														
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							
202100810	03-11-2021	11	POOL	50,900	06-09-2022	100	06-09-2022	18X36 INGROUND	06-09-2022			334	15	PERMIT VISIT							
202100809	03-11-2021	9	ALTERATION	8,100	06-09-2022	100	06-09-2022	FINISH PORTION O	07-15-2021			334	15	PERMIT VISIT							
202002939	11-09-2020	12	REROOF	14,500	06-09-2022	100	06-09-2022		01-19-2017			317	16	FIELDREV CHG							
201500316	02-10-2015	25	WINDOWS	5,997	04-17-2015	100	04-17-2015	4 REPLACEMENT,	04-17-2015			317	15	PERMIT VISIT							
201301755	05-03-2013	91	INSULATION	1,200		0	05-15-2014		07-06-2012			317	15	PERMIT VISIT							
201200295	01-31-2012	91	INSULATION	3,470					04-25-2008			317	2	MEASURED							
89	04-04-2006	17	DECK	3,000				OC 5/15/2006	02-23-2007			311	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				25,199 SF	4.25	1.250	8	LAND	1.00	NG	1.00			0		1.000	5.31	133,800
Total Card Land Units							0.58	AC	Parcel Total Land Area:				0.58	Total Land Value							133,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORY	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	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	85.10	
Interior Floor 2	6	CERAMIC TL	RCN	467,151	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1980	
AC Type	03	FULL	Effective Year Built	2002	
Bedrooms	4		Depreciation Code	GV	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	19	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	81	
Extra Kitchen St			RCNLD	378,400	
FBM Sqft	440		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	3		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	648	29.00	2022	70	0.00	GD	G	1.25	16,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,552		23.94	37,152	
FFL	1ST FLOOR	1,552	1,552		119.84	185,998	
GAR	GARAGE	0	483		47.89	23,130	
OPF	OPEN PORCH	0	114		11.56	1,318	
OSP	SCRN PORCH	0	168		17.83	2,996	
SFL	2ND FLOOR	1,397	1,397		119.84	167,422	
TQS	3/4 STORY	362	483		89.82	43,383	
WDK	WOOD DECK	0	240		23.97	5,753	
Ttl Gross Liv / Lease Area		3,311	5,989			467,151	

