

Property Location

35 HIGH PINE CR

Map ID

62/ 16/ 21/ /

Bldg Name

State Use

101

Vision ID

4776

Account #

4849

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 10:48:26

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
FERENCE DAVID M + KARRY A 35 HIGH PINE CR EAST LONGMEADOW MA 01028 GIS ID F_390096_2851745		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	327000	327,000				
						RES LAND	101	143400	143,400				
						RESIDNTL.	101	11300	11,300				
		DRAINAGE		VIEW	COMMUNITY								
		SUPPLEMENTAL DATA											
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#							
						Total				481,700	481,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FERENCE DAVID M + KARRY A LECLAIR JEFFREY D LECLAIR JEFFREY D, MILLEY KENNETH S +, MILLEY KENNETH S +,		20472	0600	10-24-2014	Q	I	342,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		18894	0450	08-29-2011	U	I	1	1A	2022	101	299,300	2021	101	287,100	2020	101	279,900
		12516	0255	08-19-2002	U	I	420,000			101	129,400		101	119,800		101	119,800
		12516	0252	07-21-2002	U	I	420,000	1F		101	11,300		101	11,300		101	11,300
		08595	0017	10-14-1993	U	I	283,500		Total		440,000	Total		418,200	Total		411,000

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) 327,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 11,300 Appraised Land Value (Bldg) 143,400 Special Land Value 0 Total Appraised Parcel Value 481,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 481,700									
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					
233	08-19-2002	20	WOOD STOVE	1,000				OC 8/20/02	02-20-2015	01		317	3	MEAS+INSPCTD					
327	11-01-1993	MN	Manual Note	990				DECK	01-11-2008			317	3	MEAS+INSPCTD					
5	01-01-1990	MN	Manual Note	28,000				ADDN	12-06-2007			250	22	MAILER SENT					
220	07-01-1987	MN	Manual Note	6,000				IG POOL	06-28-2007			311	1	LEFT NOTICE					
27	02-01-1987	MN	Manual Note	150,000				SFR	02-13-2003			274	15	PERMIT VISIT					
									11-12-2001			247	14	INSPECTED					
									10-01-2001			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	RA				40,000	SF	2.84	1.250	8	1.00	NG	1.00			0		1.000	3.55	142,000			
1	101	ONE FAM	RA				0.200	AC	7,000.00	1.000	0	1.00	NG	1.00			0		1.000	7,000	1,400			
Total Card Land Units							1.12	AC	Parcel Total Land Area:							1.12	Total Land Value							143,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	2.00	
Stories	2.00	2 Story	Units	1	
Foundation	1		MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	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	97.18	
Interior Floor 2			RCN	460,597	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1987	
AC Type	03	FULL	Effective Year Built	1992	
Bedrooms	4		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	29	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	71	
Extra Kitchen St			RCNLD	327,000	
FBM Sqft	1273		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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	1987	60	0.00	AV	A	1.00	11,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,592		27.11	43,156	
CFL	CATHEDRAL CE	374	374		139.70	52,248	
FFL	1ST FLOOR	1,346	1,346		135.71	182,665	
GAR	GARAGE	0	616		54.20	33,384	
OFF	OPEN PORCH	0	201		13.50	2,714	
OSP	SCRN PORCH	0	190		20.71	3,936	
SFL	2ND FLOOR	986	986		135.71	133,809	
WDK	WOOD DECK	0	320		27.14	8,685	
Ttl Gross Liv / Lease Area		2,706	5,625			460,597	

