Property Location 42 PINEYWOODS DR | Map ID 93/ 10/ 17/ / | Bldg Name | State Use 101
Vision ID 6027 | Account # 6110 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12-13-2022 10:49:46

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
JOHNSON DEAN C				
JOHNSON FRANCINE M	TOPO WET	EASEMENT	TRAFFIC	CORNER
42 PINEYWOODS DR	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_394644_2842371

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	259500	259,500
RES LAND	101	129900	129,900
RESIDNTL.	101	15900	15,900
Total		405,300	405,300

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
JOHNSON DEAN C	12353	0326	05-28-2002	U	I	259,900	
RATTE NORMAN J,	11164	0144	04-19-2000	U	I	1	1A
RATTE NORMAN J,	09250	0557	09-18-1995	U	I	1	1
RATTE NORMAN J +	06238	0248	09-26-1986	U	V	35,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2022	101	237,900	2021	101	228,200	2020	101	219,300
	101	117,300		101	108,600		101	108,600
	101	15,900		101	15,900		101	15,900
	Total	371,100		Total	352,700		Total	343,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MG

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	259,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	15,900
Appraised Land Value (Bldg)	129,900
Special Land Value	0
Total Appraised Parcel Value	405,300
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	405,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201602478	09-13-2016	38	POOL HOUSE	15,000	05-11-2017	100	05-11-2017	24X24
231	08-10-2011	12	REROOF	10,250				
308	09-19-2005	11	POOL	27,000				18` X 36` INGND
350	01-01-1986	MN	Manual Note					SFR

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-11-2017			317	15	PERMIT VISIT
04-20-2012			317	15	PERMIT VISIT
02-02-2006			311	15	PERMIT VISIT
06-25-2005			274	3	MEAS+INSPCTD
01-10-2000			247	14	INSPECTED
11-29-1999			247	2	MEASURED
04-15-1992			131	3	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	RA				28,000	SF	3.87	1.200	7	LAND	1.00	MG	1.00			0			1.000	4.64	129,900
Total Card Land Units							0.64	AC	Parcel Total Land Area:			0.64									Total Land Value		129,900

Property Location 42 PINEYWOODS DR | Map ID 93/ 10/ 17/ / | Bldg Name | State Use 101
Vision ID 6027 | Account # 6110 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12-13-2022 10:49:46

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	5	LINO/VINYL
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	2	
Half Baths	1	
Extra Fixtures	1	
Total Rooms	7	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	498	
FBM Quality	1	
Fireplaces	1	
WS Flues		
Central Vac	1	YES
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

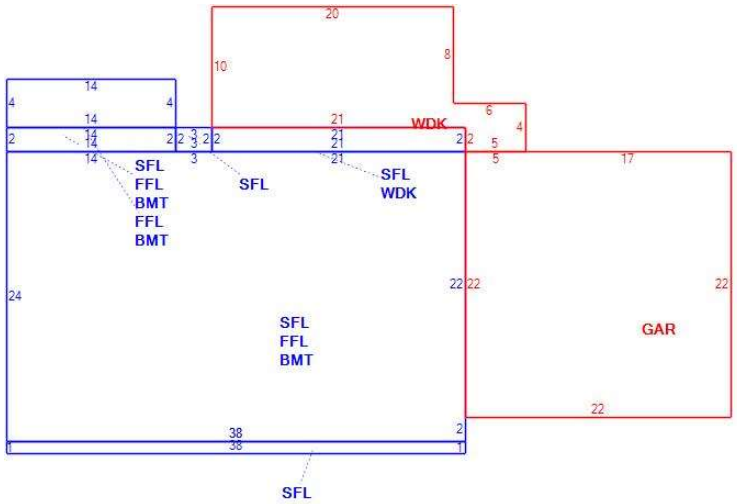
Element	Cd	Description
Basement Floor	6	CERAMIC TILE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	106.81
RCN	328,495
Net Other Adj	
Year Built	1986
Effective Year Built	2000
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	79
RCNLD	259,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	140	7.48	2016	70	0.00	GD	A	1.00	700
11	POOL I-V	OB	Outbuildi	L	648	29.00	2005	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	96	7.48	2016	70	0.00	GD	A	1.00	500
14	SCRN HSE			L	144	14.95	2016	70	0.00	GD	A	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	996		26.59	26,487
FFL	1ST FLOOR	996	996		133.10	132,569
GAR	GARAGE	0	484		53.35	25,822
SFL	2ND FLOOR	1,026	1,026		133.10	136,562
WDK	WOOD DECK	0	264		26.72	7,054
	Ttl Gross Liv / Lease Area	2,022	3,766			328,495