

Property Location

40 PINE GROVE CR

Map ID

46/ 59/ 7/ /

Bldg Name

State Use

101

Vision ID

6252

Account #

6338

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 11:22:53

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
REID BERNARD J REID STEPHANIE 40 PINE GROVE CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	409900	409,900												
						RES LAND	101	138100	138,100												
						RESIDNTL.	101	27000	27,000												
		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#															
GIS ID F_385617_2858037						Total		575,000	575,000												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
REID BERNARD J CHAPDELAINE JOSEPH & SONS INC, WILDER NORMA B ET AL, WILDER NORMA B ET AL,		11369	0254	10-12-2000	U	V	90,000	1P	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		11103	0429	02-24-2000	U	V	200,000	1	2022	101	373,800	2021	101	358,100	2020	101	343,100				
		00147	0075	06-18-1964	U	V	1			101	140,400		101	130,500		101	130,500				
		00000	0000		U		0			101	27,000		101	27,000		101	27,000				
		Total						541,200		Total		515,600		Total		500,600					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 409,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 27,000 Appraised Land Value (Bldg) 138,100 Special Land Value 0 Total Appraised Parcel Value 575,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 575,000												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		NV															
NOTES																					
SUB DIV #834 ORCHARD HILL																					
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							
202001747	06-03-2020	42	REPAIRS	8,500	07-16-2021	100	07-16-2021	REMOVED ROTTE	07-16-2021			334	15	PERMIT VISIT							
87	04-01-2006	11	POOL	40,000				18` X 36` INGROUN	05-30-2018			333	2	MEASURED							
286	10-16-2000	2	DWELLING	280,000					09-28-2010			311	2	MEASURED							
									02-16-2007			311	15	PERMIT VISIT							
									09-13-2002			274	3	MEAS+INSPCTD							
									05-31-2001			247	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				32,800 SF	3.37	1.250	9	LAND	1.00	NV	1.00			0		1.000	4.21	138,100
Total Card Land Units							0.75	AC	Parcel Total Land Area: 0.75							Total Land Value					138,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	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	16	STONE VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	98.95	
Interior Floor 1	4	CARPET	RCN	465,799	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2001	
Heat Type	1	FORCED H/A	Effective Year Built	2009	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	12	
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	88	
Extra Kitchens	0		RCNLD	409,900	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
23	POOL HSE			L	256	36.80	2006	70	0.00	GD	G	1.25	8,200
11	POOL I-V	OB	Outbuildi	L	648	29.00	2006	70	0.00	GD	G	1.25	16,400
19	PATIO			L	480	5.75	2006	70	0.00	GD	G	1.25	2,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	752		28.09	21,121	
CFL	CATHEDRAL CE	676	676		144.98	98,004	
FFL	1ST FLOOR	768	768		140.81	108,142	
GAR	GARAGE	0	862		56.36	48,579	
OPF	OPEN PORCH	0	84		13.41	1,126	
SFL	2ND FLOOR	694	694		140.81	97,722	
TQS	3/4 STORY	647	862		105.69	91,104	
Ttl Gross Liv / Lease Area		2,785	4,698			465,799	

