

Property Location 7 GREENACRE LN
Vision ID 6540 Account # 6644

Map ID 26/ 176/ 2/ /
Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 1

State Use 101
Print Date 12-13-2022 12:04:16

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW							
TRAN THANH TRAN BRIAN 7 GREENACRE LN EAST LONGMEADOW MA 01028 GIS ID F_380471_2852177		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
		DRAINAGE		VIEW	COMMUNITY	RESIDENTL.	101	313400	313,400												
						RES LAND	101	101100	101,100												
		SUPPLEMENTAL DATA				Total				414,500	414,500										
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
TRAN THANH PREDMORE MAGGI D TUTHILL,ROBERT D CARABETTA,MICHAEL STOCKLEY JOAN S,		22709	0175	06-14-2019	Q	I	390,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		18277	0052	04-14-2010	U	I	323,000		2022	101	282,600	2021	101	271,000	2020	101	262,900				
		14844	0471	02-18-2005	U	I	325,000			101	91,900		101	85,200		101	85,200				
		14707	0067	12-09-2004	U	V	95,000		Total	374,500	Total	356,200	Total	348,100							
04867		0053	11-16-1979	U	I	0															
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										APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)													
0001				101		MA		Appraised Xf (B) Value (Bldg)													
										Appraised Ob (B) Value (Bldg)											
										Appraised Land Value (Bldg)											
										Special Land Value											
										Total Appraised Parcel Value											
										Valuation Method											
										Adjustment											
										Net Total Appraised Parcel Value											
										414,500											
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							
285	09-14-2004	2	DWELLING	120,000				OC 2/25/2005	07-18-2019			334	2	MEASURED							
									02-25-2011			317	16	FIELDREV CHG							
									06-30-2010			400	13	MISSED APPT							
									12-29-2004			311	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	RC				10,933 SF	9.25	1.000	5	LAND	1.00	MA	1.00		0	1.000	9.25	101,100		
Total Card Land Units							0.25	AC	Parcel Total Land Area: 0.25							Total Land Value					101,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#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	
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	104.47	
Interior Floor 2	4	CARPET	RCN	348,269	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2004	
AC Type	03	FULL	Effective Year Built	2011	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	10	
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	90	
Extra Kitchen St			RCNLD	313,400	
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		26.01	24,346	
FFL	1ST FLOOR	966	966		130.19	125,767	
GAR	GARAGE	0	484		52.19	25,258	
SFL	2ND FLOOR	936	936		130.19	121,862	
TQS	3/4 STORY	363	484		97.65	47,260	
WDK	WOOD DECK	0	144		26.22	3,776	
Ttl Gross Liv / Lease Area		2,265	3,950			348,269	

