

Property Location 34 MAPLEHURST AV		Map ID 15A/ 42/ 3/ /		Bldg Name		State Use 101	
Vision ID 6772		Account # 6892		Bldg # 1		Print Date 12-13-2022 12:37:33	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW
FLANAGAN GEORGE T FLANAGAN SHARON L 34 MAPLEHURST AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed	
						RESIDNTL.	101	309500	309,500	
						RES LAND	101	101600	101,600	
						RESIDNTL.	101	200	200	
		DRAINAGE		VIEW	COMMUNITY					
		SUPPLEMENTAL DATA								
		Alt Prcl ID SP Permit Chapter Land OC Dates 4/22/2010 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				
GIS ID F_377787_2852630						Total 411,300 411,300				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FLANAGAN GEORGE T		17993	0071	09-21-2009	U	I	38,750	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TMGR INC		17948	0137	08-18-2009	U	I	24,000	1B	2022	101	281,800	2021	101	270,100	2020	101	256,100
ROBIE MICHAEL		16300	0172	11-01-2006	U	I	179,900	1V		101	92,400		101	85,600		101	85,600
DUMOND TINA		09125	04241	05-20-1997	U	I	1	1A		101	200		101	200		101	200
FLANAGAN GEORGE T,		09125	0390	04-24-1995	U	I	1	1A									
									Total	374,400		Total	355,900		Total	341,900	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			0.00								

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	Tracing	Batch
0001		101	MA

NOTES			
SUB DIV 1020			
SUB DIV 1058 PAR B + C PL BK 354/129			
BK 17993/69 AND BK 17993/71			

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
277	11-12-2009	2	DWELLING	175,000				OC 4/22/2010 64' X	05-09-2018			333	2	MEASURED
									03-31-2010			400	25	OC VISIT
									01-14-2010			AO		
									01-14-2010			316	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				12,000 SF	8.47	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.47	101,600	
Total Card Land Units							0.28 AC	Parcel Total Land Area: 0.28							Total Land Value							101,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys		
Stories	1.00	1 STORY	Units		
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	105.96	
Interior Floor 2	4	CARPET	RCN	332,813	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2009	
AC Type	03	FULL	Effective Year Built	2014	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	7	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	93	
Extra Kitchen St			RCNLD	309,500	
FBM Sqft	474		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	40	7.48	2007	60	0.00	AV	F	0.90	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,896		26.18	49,640	
FFL	1ST FLOOR	1,896	1,896		130.98	248,333	
GAR	GARAGE	0	576		52.30	30,125	
OPF	OPEN PORCH	0	20		13.10	262	
WDK	WOOD DECK	0	169		26.35	4,453	
Ttl Gross Liv / Lease Area		1,896	4,557			332,813	

