

Property Location

46 GLENDALE RD

Map ID

16/ 178/ 5/ /

Bldg Name

State Use

101

Vision ID

706

Account #

728

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:55:41

| CURRENT OWNER                                                                                                      |            | TOPO TYPE                                                                  | UTILITY           | STREET                   | LOCATION    | CURRENT ASSESSMENT                                              |              |                                                                     |                         | 1006<br><br>EAST LONGMEADOW |       |         |          |                  |       |                 |   |        |               |            |         |
|--------------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------|-------------------|--------------------------|-------------|-----------------------------------------------------------------|--------------|---------------------------------------------------------------------|-------------------------|-----------------------------|-------|---------|----------|------------------|-------|-----------------|---|--------|---------------|------------|---------|
| DION CHRISTOPHER A<br>DION NORA R<br>46 GLENDALE RD<br><br>EAST LONGMEADOW MA 01028<br><br>GIS ID F_379094_2850489 |            | TOPO WET                                                                   | EASEMENT          | TRAFFIC                  | CORNER      | Description                                                     | Code         | Appraised                                                           | Assessed                |                             |       |         |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             | RESIDNTL.                                                       | 101          | 196500                                                              | 196,500                 |                             |       |         |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             | RES LAND                                                        | 101          | 104900                                                              | 104,900                 |                             |       |         |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             | RESIDNTL.                                                       | 101          | 9400                                                                | 9,400                   |                             |       |         |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                    |            | DRAINAGE                                                                   |                   | VIEW                     | COMMUNITY   |                                                                 |              |                                                                     |                         |                             |       |         |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                    |            | SUPPLEMENTAL DATA                                                          |                   |                          |             |                                                                 |              |                                                                     |                         |                             |       |         |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                    |            | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |                   |                          |             | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |              |                                                                     |                         |                             |       |         |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             | Total                                                           |              | 310,800                                                             | 310,800                 |                             |       |         |          |                  |       |                 |   |        |               |            |         |
| RECORD OF OWNERSHIP                                                                                                |            | BK-VOL/PAGE                                                                | SALE DATE         | Q/U                      | V/I         | SALE PRICE                                                      | VC           | PREVIOUS ASSESSMENTS (HISTORY)                                      |                         |                             |       |         |          |                  |       |                 |   |        |               |            |         |
| DION CHRISTOPHER A<br>WRIGHT                                                                                       |            | 06466<br>05314                                                             | 0587<br>0367      | 04-29-1987<br>09-28-1982 | U<br>U      | I<br>I                                                          | 110,000<br>0 | Year                                                                | Code                    | Assessed                    | Year  | Code    | Assessed |                  |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             |                                                                 |              | 2022                                                                | 101                     | 176,500                     | 2021  | 101     | 169,200  |                  |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             |                                                                 |              |                                                                     | 101                     | 95,400                      |       | 101     | 88,200   |                  |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             |                                                                 |              |                                                                     | 101                     | 9,400                       |       | 101     | 9,400    |                  |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             | Total                                                           |              | 281,300                                                             | Total                   | 266,800                     | Total | 257,900 |          |                  |       |                 |   |        |               |            |         |
| 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)                                        |                         |                             |       | 196,500 |          |                  |       |                 |   |        |               |            |         |
| 0001                                                                                                               |            |                                                                            |                   | 101                      |             | MA                                                              |              | Appraised Xf (B) Value (Bldg)                                       |                         |                             |       | 0       |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             |                                                                 |              | Appraised Ob (B) Value (Bldg)                                       |                         |                             |       | 9,400   |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             |                                                                 |              | Appraised Land Value (Bldg)                                         |                         |                             |       | 104,900 |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             |                                                                 |              | Special Land Value                                                  |                         |                             |       | 0       |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             |                                                                 |              | Total Appraised Parcel Value                                        |                         |                             |       | 310,800 |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             |                                                                 |              | Valuation Method                                                    |                         |                             |       | C       |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             |                                                                 |              | Adjustment                                                          |                         |                             |       |         |          |                  |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             |                                                                 |              | Net Total Appraised Parcel Value                                    |                         |                             |       | 310,800 |          |                  |       |                 |   |        |               |            |         |
| 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   |       |                 |   |        |               |            |         |
| 202100289                                                                                                          | 01-25-2021 | 91                                                                         | INSULATION        | 7,980                    |             | 0                                                               |              |                                                                     | 06-18-2018              |                             |       | 333     | 15       | PERMIT VISIT     |       |                 |   |        |               |            |         |
| 201800080                                                                                                          | 01-10-2018 | 7                                                                          | REMODEL           | 21,000                   | 03-01-2018  | 100                                                             | 06-18-2018   | KITCHEN                                                             | 03-01-2018              |                             |       | 333     | 15       | PERMIT VISIT     |       |                 |   |        |               |            |         |
| 32                                                                                                                 | 03-01-1990 | MN                                                                         | Manual Note       | 28,550                   |             |                                                                 |              | ADDN                                                                | 12-02-2016              |                             |       | 317     | 14       | INSPECTED        |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             |                                                                 |              |                                                                     | 11-18-2016              |                             |       | 119     | 2        | MEASURED         |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             |                                                                 |              |                                                                     | 04-27-2004              |                             |       | 317     | 14       | INSPECTED        |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             |                                                                 |              |                                                                     | 04-01-2004              |                             |       | AO      | 22       | MAILER SENT      |       |                 |   |        |               |            |         |
|                                                                                                                    |            |                                                                            |                   |                          |             |                                                                 |              |                                                                     | 02-17-2004              |                             |       | 311     | 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                                                                    | RC                |                          |             |                                                                 | 19,391 SF    | 5.41                                                                | 1.000                   | 5                           | LAND  | 1.00    | MA       | 1.00             |       |                 | 0 |        | 1.000         | 5.41       | 104,900 |
| Total Card Land Units                                                                                              |            |                                                                            |                   |                          |             |                                                                 | 0.45         | AC                                                                  | Parcel Total Land Area: |                             |       |         | 0.45     | Total Land Value |       |                 |   |        |               |            | 104,900 |

| CONSTRUCTION DETAIL |      |               | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|---------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description   | Element                         | Cd          | Description |
| Style               | 05   | CAPE          | Basement Floor                  | 12          | CONCRETE    |
| Model               | 01   | RESIDENTIAL   | Bsmt Garage                     |             |             |
| Grade               | C+   | AVG. (+)      | #Heat Sys                       | 1.00        |             |
| Stories             | 1.75 | 1 3/4 STORIES | Units                           | 1           |             |
| Foundation          | 1    | CONCRETE      | MIXED USE                       |             |             |
| Exterior Wall 1     | 1    | WOOD SHING    | 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                   | 108.28      |             |
| Interior Floor 2    |      |               | RCN                             | 311,917     |             |
| Heat Fuel           | 2    | GAS           | Net Other Adj                   |             |             |
| Heat Type           | 1    | FORCED H/A    | Year Built                      | 1945        |             |
| AC Type             | 01   | NONE          | Effective Year Built            | 1984        |             |
| Bedrooms            | 3    |               | Depreciation Code               | AG          |             |
| Full Baths          | 2    |               | Remodel Rating                  | 03          |             |
| Half Baths          | 0    |               | Year Remodeled                  | 2018        |             |
| Extra Fixtures      |      |               | Depreciation %                  | 37          |             |
| Total Rooms         | 6    |               | Functional Obsol                |             |             |
| Bath Style          | A    | AVERAGE       | External Obsol                  |             |             |
| Half Bath Style     |      |               | Cost Trend Factor               | 1           |             |
| Kitchens            | 1    |               | Condition                       |             |             |
| Kitchen Style       | G    | GOOD          | % Complete                      |             |             |
| Extra Kitchens      | 0    |               | Overall % Condition             | 63          |             |
| Extra Kitchen St    |      |               | RCNLD                           | 196,500     |             |
| FBM Sqft            | 475  |               | Dep % Ovr                       |             |             |
| FBM Quality         | 1    |               | Dep Ovr Comment                 |             |             |
| Fireplaces          | 1    |               | Misc Imp Ovr                    |             |             |
| WS Flues            | 1    |               | 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 |
| 02                                                                 | SHED/FR     |    |           | L   | 120   | 7.48       | 1970   | 60 | 0.00 | AV   | A   | 1.00 | 500        |
| 11                                                                 | POOL I-V    | OB | Outbuildi | L   | 512   | 29.00      | 1960   | 60 | 0.00 | AV   | A   | 1.00 | 8,900      |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 1,068 |          | 26.61     | 28,416         |  |
| FFL                               | 1ST FLOOR   | 1,068  | 1,068 |          | 132.79    | 141,817        |  |
| GAR                               | GARAGE      | 0      | 290   |          | 53.11     | 15,403         |  |
| PAT                               | PATIO       | 0      | 138   |          | 6.74      | 930            |  |
| SFL                               | 2ND FLOOR   | 372    | 372   |          | 132.79    | 49,397         |  |
| TQS                               | 3/4 STORY   | 522    | 696   |          | 99.59     | 69,315         |  |
| WDK                               | WOOD DECK   | 0      | 252   |          | 26.35     | 6,639          |  |
| Ttl Gross Liv / Lease Area        |             | 1,962  | 3,884 |          |           | 311,917        |  |

