

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
GRAHAM MEAGHAN GRAHAM CHRISTOPHER 3 HIDDEN PONDS DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	395300		395,300																
												RES LAND		101	135400		135,400																
				DRAINAGE				VIEW		COMMUNITY																							
				SUPPLEMENTAL DATA																													
Alt Prcl ID SP Permit Chapter Land OC Dates 11/16/2021 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
GIS ID F_381381_2856433										Total		530,700		530,700																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
GRAHAM MEAGHAN BEDROCK FINANCIAL LLC TR REDSTONE PONDS LLC TR				24267 0336		11-24-2021		Q		I		557,200		00		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed						
				23765 0130		03-16-2021		U		V		1		1B		2022		101		89,000		2021		130		127,200		2020		131		22,500	
				22438 0529		11-08-2018		U		V		471,000		1V				101		137,600													
				Total										Total		226,600		Total		127,200		Total		22,500									
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																																	
Nbhd		Nbhd Name				Tracing		Batch																									
0001																																	
NOTES																																	
PS#1166 LOT 16 PLAN 385/32-34 BC CONFIRMS BP 202202964 COMP 11-17-22														Appraised BLDG. Value (Card) 395,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 135,400 Special Land Value 0 Total Appraised Parcel Value 530,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 530,700																			
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					
202202964		10-26-2022		62		SOLAR		16,641		11-16-2021		0				SINGLE FAMILY CO		11-16-2021						400		25		OC VISIT					
202002835		10-26-2020		2		DWELLING		216,000				100						07-01-2021						400		15		PERMIT VISIT					
																		06-30-2021						334		15		PERMIT VISIT					
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				27,469	SF	3.94	1.250	9	LAND	1.00	NG	1.00				0			1.000	4.93		135,400							
Total Card Land Units														0.63	AC	Parcel Total Land Area: 0.63				Total Land Value										135,400			

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			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		101.58
Interior Floor 1	3	HARDWOOD	RCN		395,306
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2021
Heat Type	1	FORCED H/A	Effective Year Built		2021
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		0
Extra Fixtures	2		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		100
Extra Kitchens			RCNLD		395,300
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			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,136		26.44	30,032	
BNT	BSMT ENTRY	0	35		7.56	265	
FFL	1ST FLOOR	1,154	1,154		132.30	152,672	
GAR	GARAGE	0	576		52.83	30,429	
OPF	OPEN PORCH	0	60		13.23	794	
SFL	2ND FLOOR	1,332	1,332		132.30	176,221	
WDK	WOOD DECK	0	185		26.46	4,895	
Ttl Gross Liv / Lease Area		2,486	4,478			395,306	

