

State Use 101
Print Date 12/12/2022 1:11:37 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
REYNOLDS JEAN C REYNOLDS JOHN T 74 EDMUND ST EAST LONGMEADOW MA 01028 GIS ID F_379243_2850864												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	114000		114,000														
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	104100		104,100														
												RESIDNTL.		101	11200		11,200														
				SUPPLEMENTAL DATA																											
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
														Total		229,300		229,300													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
REYNOLDS JEAN C WASSUNG JEAN C, WASSUNG MARK W + MESSER				12564 09131 06195 05569	0144 0038 0071 0305	09-10-2002 05-12-1995 08-18-1986 02-16-1984	U U U U	I I I I	1 1 62,000 0	1A 1 1A	Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
											2022	101	100,700	2021	101	96,600	2020	101	91,500												
																				101	94,800	101	87,700	101	87,700						
																										101	11,200	101	11,200		
											Total		206,700		Total		195,500		Total		190,400										
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 Appraised BLDG. Value (Card) 114,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 11,200 Appraised Land Value (Bldg) 104,100 Special Land Value 0 Total Appraised Parcel Value 229,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 229,300									
Nbhd		Nbhd Name				Tracing				Batch																					
0001						101				MA																					
NOTES																															
												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
												135	05-16-2005		3	GARAGE		2,000						REPLACE EXISTIN		07-12-2019		1	334	3	MEAS+INSPCTD
109	05-19-2004		11	POOL		8,000						INGRD		03-29-2007			311	15	PERMIT VISIT												
180	08-06-1997		17	DECK		8,450						98 NVC OC 4/15/20		03-29-2007			311	15	PERMIT VISIT												
												12-12-2005			311	15	PERMIT VISIT														
												12-21-2004			311	15	PERMIT VISIT														
												04-02-2004			250	22	MAILER SENT														
												03-04-2004			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				17,859 SF		5.83	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.83	104,100									
Total Card Land Units							0.41 AC	Parcel Total Land Area: 0.41							Total Land Value							104,100									

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	15		OLD STYLE			Basement Floor							
Model	01		RESIDENTIAL			Bsmt Garage							
Grade	C		AVERAGE			#Heat Sys	1.00						
Stories	2.00		2 STORY			Units	1						
Foundation	2		CONC BLOCK			MIXED USE							
Exterior Wall 1	4		VINYL			Code	Description			Percentage			
Exterior Wall 2						101	ONE FAM			100			
Roof Structure	1		GABLE							0			
Roof Cover	1		ASPHALT SH							0			
Interior Wall 1	2		PLASTER			COST / MARKET VALUATION							
Interior Wall 2	1		DRYWALL			Adj Base Rate			96.35				
Interior Floor 1	3		HARDWOOD			RCN			180,925				
Interior Floor 2						Net Other Adj							
Heat Fuel	2		GAS			Year Built			1915				
Heat Type	5		STEAM			Effective Year Built			1984				
AC Type	01		NONE			Depreciation Code			AG				
Bedrooms	2					Remodel Rating							
Full Baths	2					Year Remodeled							
Half Baths	0					Depreciation %			37				
Extra Fixtures	0					Functional Obsol							
Total Rooms	5					External Obsol							
Bath Style	G		GOOD			Cost Trend Factor			1				
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	A		AVERAGE			Overall % Condition			63				
Extra Kitchens	0					RCNLD			114,000				
Extra Kitchen St						Dep % Ovr							
FBM Sqft						Dep Ovr Comment							
FBM Quality						Misc Imp Ovr							
Fireplaces	0					Misc Imp Ovr Comment							
WS Flues						Cost to Cure Ovr							
Central Vac	0		NO			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
22	WOOD DK			L	64	9.20	1997	70	0.00	GD	A	1.00	400
02	SHED/FR			L	80	7.48	2003	70	0.00	GD	A	1.00	400
11	POOL I-V	OB	Outbuildi	L	512	29.00	2004	70	0.00	GD	A	1.00	10,400
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	664		22.14		14,699		
FFL	1ST FLOOR					744	744		110.52		82,229		
OFP	OPEN PORCH					0	149		11.13		1,658		
SFL	2ND FLOOR					664	664		110.52		73,387		
WDK	WOOD DECK					0	404		22.16		8,952		
Ttl Gross Liv / Lease Area						1,408	2,625				180,925		

