

Property Location

42 GATES AV

Map ID

12A/ 37/ PT69/ /

Bldg Name

State Use

101

Vision ID

97

Account #

100

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:31:43

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
THOMAS MARY K						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDENTL.	101	122900	122,900													
					RES LAND	101	101600	101,600													
	DRAINAGE		VIEW	COMMUNITY																	
42 GATES AV																					
EAST LONGMEADOW MA 01028	SUPPLEMENTAL DATA																				
	Alt Prcl ID			Received																	
	SP Permit			NIA																	
	Chapter Land			Field 8																	
GIS ID F_379228_2855003	In+Ex FY			Field 9																	
	Mailed			Field 10																	
	Assoc Pid#																				
Total		224,500		224,500																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
THOMAS MARY K	21654	0182	04-26-2017	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed								
THOMAS MARY K	20659	0055	04-10-2015	U	I	160,000	1S	2022	101	108,600	2021	101	104,000								
FEDERAL NATIONAL MORTGAGE ASSOC	20086	0043	11-04-2013	U	I	138,087	1L		101	92,300		101	85,500								
PESKURICH JASON G	11245	0567	06-28-2000	U	I	109,900															
ANDRUSS BARBARA M TRUSTEE OF,	07880	0435	12-12-1991	U	I	1	1A														
Total		200,900		Total		189,500		Total		183,900											
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount						Comm Int								
									APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 122,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 101,600 Special Land Value 0 Total Appraised Parcel Value 224,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 224,500												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		MA															
NOTES																					
WAINSCOAT IN HST																					
PER DEED 4/10/15 BK20659 P55 SF CHANGED																					
TO 11880 SF																					
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							
201602794	11-02-2016	91	INSULATION	3,153		0			05-15-2015			317	3	MEAS+INSPCTD							
168	07-08-2003	8	RENOVATION	26,000					06-03-2004			319	14	INSPECTED							
166	07-08-2003	11	POOL	2,900					03-19-2004			317	2	MEASURED							
									01-27-2004			311	15	PERMIT VISIT							
									10-01-1990			131	12	MEAS DENIED							
									11-21-1980			500	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				11,880 SF	8.55	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.55	101,600
Total Card Land Units							0.27	AC	Parcel Total Land Area: 0.27							Total Land Value					101,600

Account # 100

Bldg # 1

Card # 1 of 1

State Use 101
Print Date 12/12/2022 11:31:44

CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	
MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0
COST / MARKET VALUATION		
Adj Base Rate	123.87	
RCN	215,595	
Net Other Adj		
Year Built	1949	
Effective Year Built	1978	
Depreciation Code	AV	
Remodel Rating		
Year Remodeled		
Depreciation %	43	
Functional Obsol		
External Obsol		
Cost Trend Factor	1	
Condition		
% Complete		
Overall % Condition	57	
RCNLD	122,900	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

[illegible]

SUMMARY SECTION				
g	Gross	Eff Area	Unit Cost	Undeprec Value
0	768		27.45	21,080
0	120		68.44	8,213
768	768		136.89	105,128
0	240		54.75	13,141
384	768		68.44	52,564
0	210		7.17	1,506
0	511		27.32	13,962
1,152	3,385			215,595

