

State Use 101
Print Date 11/13/2023 7:10:11 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
DUGAN KATHERINE ANNE 71 WOOD AV EAST LONGMEADOW MA 01028 GIS ID F_374150_2855327												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		177100		177,100																			
												RES LAND		101		83600		83,600																			
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		4800		4,800																			
				SUPPLEMENTAL DATA																																	
				Alt Prcl ID SP Permit Chapter Land OC Dates 10/21/22-CC In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
												Total		265,500		265,500																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
DUGAN KATHERINE ANNE PAH PROPERTIES LLC CHENVERT PROPERTIES LLC FIORE CHRISTINA M STONE FINANCING LLC,				24825 0534		12-01-2022		Q		I		290,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed					
				24522 0058		04-28-2022		U		I		185,000		1		2023		101		20,900		2022		101		132,200		2021		101		111,700					
				24521 0323		04-28-2022		U		I		161,000		1				101		76,000				101		69,100				101		63,900					
				19739 0549		03-22-2013		U		I		162,500		1S				101		4,300				101		4,300				101		4,300					
				13318 0334		06-24-2003		U		I		144,000																									
																Total		101,200		Total		205,600		Total		179,900											
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																																	
ASSESSING NEIGHBORHOOD																																					
Nbhd			Nbhd Name						Tracing			Batch																									
0001									101			MF																									
NOTES																																					
																		APPROAISED VALUE SUMMARY																			
																		Appraised BLDG. Value (Card)										177,100									
																		Appraised Xf (B) Value (Bldg)										0									
																		Appraised Ob (B) Value (Bldg)										4,800									
																		Appraised Land Value (Bldg)										83,600									
																		Special Land Value										0									
																		Total Appraised Parcel Value										265,500									
																		Valuation Method										C									
																		Adjustment																			
																		Net Total Appraised Parcel Value										265,500									
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									
B-23-131		02-28-2023		62		SOLAR		31,000		06-15-2023		100		06-15-2023		REPAIR FAIR DAM GAR		06-15-2023						400		15		PERMIT VISIT									
B-23-99		02-14-2023		91		INSULATION		4,000				0		10-26-2022				10-26-2022						10-26-2022		400		3		MEAS+INSPCTD							
202201738		05-18-2022		42		REPAIRS		10,000		10-26-2022		100						02-08-2021						400		16		FIELDREV CHG									
65		04-01-1989		MN		Manual Note		5,700										03-14-2018						333		2		MEASURED									
																		01-07-2005						311		14		INSPECTED									
																		04-16-2004						250		22		MAILER SENT									
																04-13-2004		316		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				8,250 SF	13.33	0.760	3	LAND	1.00	MF	1.00				0			1.000	10.13	83,600													
Total Card Land Units																		0.19 AC		Parcel Total Land Area: 0.19				Total Land Value										83,600			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	05	CAPE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	0		
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.75	1 3/4 STORIES	Units	1		
Foundation	2	CONC BLOCK	MIXED USE			
Exterior Wall 1	1	WOOD SHING	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			Adj Base Rate		134.24	
Interior Floor 1	3	HARDWOOD	RCN		230,045	
Interior Floor 2	15	LAMINATE	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1947	
Heat Type	5	STEAM	Effective Year Built		1998	
AC Type	01	NONE	Depreciation Code		GV	
Bedrooms	2		Remodel Rating		03	
Full Baths	1		Year Remodeled			
Half Baths	1		Depreciation %		23	
Extra Fixtures	1		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		77	
Extra Kitchens	0		RCNLD		177,100	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues	0		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
03	GARAGE	OB	Outbuildi	L	216	32.00	1989	70	0.00	GD	A	1.00	4,800
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	77	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	744		30.31	22,550
EFP	ENCL PORCH	0	96		75.67	7,265
FFL	1ST FLOOR	761	761		151.35	115,174
TQS	3/4 STORY	558	744		113.51	84,451
WDK	WOOD DECK	0	18		33.63	605
Ttl Gross Liv / Lease Area		1,319	2,363			230,045

