

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
BOURBEAU CHRISTOPHER F 71 HARWICH RD EAST LONGMEADOW MA 01028 GIS ID F_380871_2856263 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	164400		164,400										
												RES LAND		101	113500		113,500										
				DRAINAGE				VIEW		COMMUNITY																	
				SUPPLEMENTAL DATA																							
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
												Total		277,900		277,900											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
BOURBEAU CHRISTOPHER F SCANLON RITA L LE SCANLON RITA L				25017 0210		05-24-2023		Q U		I I		320,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				20896 0110		10-01-2015		U I				1		1A		2023		101	150,500	2022	101	133,800	2021	101	128,100		
				02786 0202		12-29-1960		U I				0						101	103,200		101	93,800		101	86,900		
														Total		253,700		Total		227,600		Total		215,000			
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) 164,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 113,500 Special Land Value 0 Total Appraised Parcel Value 277,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 277,900												
Total																											
ASSESSING NEIGHBORHOOD																											
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			
B-23-530		07-25-2023		8	RENOVATION		14,000				0				BASEMENT		09-12-2014					317	2	MEASURED			
201601623		05-11-2016		91	INSULATION		4,295				0				RRF. & SIDING NVC		12-02-2003					274	3	MEAS+INSPCTD			
82		04-21-2000		12	REROOF		11,000						01-18-2001							247	15	PERMIT VISIT					
													08-12-1991							131	3	MEAS+INSPCTD					
																	05-14-1980					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		RB				15,607	SF	7.27	1.000	5	LAND	1.00	MA	1.00				0			1.000	7.27	113,500		
Total Card Land Units								0.36	AC	Parcel Total Land Area: 0.36				Total Land Value								113,500					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 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		128.40
Interior Floor 1	3	HARDWOOD	RCN		260,962
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1960
Heat Type	1	FORCED H/A	Effective Year Built		1984
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		164,400
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,248		28.03	34,982	
EFB	ENCL PORCH	0	192		69.96	13,433	
FFL	1ST FLOOR	1,248	1,248		139.93	174,628	
GAR	GARAGE	0	600		55.97	33,582	
OPF	OPEN PORCH	0	24		11.66	280	
OSP	SCRN PORCH	0	192		21.13	4,058	
Ttl Gross Liv / Lease Area		1,248	3,504			260,962	

