

State Use 101
Print Date 11/13/2023 7:24:50 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
FLANAGAN GEORGE J JR SULLIVAN LAURIE M 26 MAYFAIR ST EAST LONGMEADOW MA 01028 GIS ID F_379625_2856053												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	271800		271,800								
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	115400		115,400								
												RESIDNTL.		101	10900		10,900								
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		398,100		398,100									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
FLANAGAN GEORGE J JR OLMOS JULIE M CRUM JEFFREY P MORAS,MURIEL M				23455 0147		10-02-2020		Q		I		355,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				20924 0101		10-23-2015		Q		I		284,900		00		2023	101	250,000	2022	101	223,100	2021	101	214,100	
				18331 0166		06-04-2010		U		I		297,000					101	104,900		101	95,400		101	88,200	
				02701 0199		09-15-1959		U		I		0					101	10,300		101	10,300		101	10,300	
																Total		365,200	Total		328,800	Total		312,600	
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value													
Year	Code	Description		Amount		Code	Description		YEAR	Amount														Comm Int	
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							
202103017	10-14-2021	25	WINDOWS		28,217		06-13-2022	100	06-13-2022		6 REPLAC WINDO		06-06-2019			400	15	PERMIT VISIT							
202102714	09-01-2021	91	INSULATION		5,776			0					12-04-2015			317	3	MEAS+INSPCTD							
201803222	11-27-2018	62	SOLAR		7,260		06-06-2019	100	05-10-2019				06-05-2015			317	15	PERMIT VISIT							
201501726	05-22-2015	62	SOLAR		44,625		06-05-2015	100	06-05-2015				04-20-2012			250	22	MAILER SENT							
21	01-26-2010	25	WINDOWS		830								02-25-2011			317	16	FIELDREV CHG							
17	02-01-1989	MN	Manual Note		13,999						POOL ADITIONS		12-03-2010			317	15	PERMIT VISIT							
25	01-01-1986	MN	Manual Note										04-15-2004			319	14	INSPECTED							
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				19,433	SF	5.94	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.94	115,400			
Total Card Land Units							0.45	AC	Parcel Total Land Area: 0.45							Total Land Value							115,400		

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	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	118.40	
Interior Floor 2	3	HARDWOOD	RCN	327,527	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1959	
AC Type	03	FULL	Effective Year Built	2004	
Bedrooms	4		Depreciation Code	VG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	17	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	271,800	
FBM Sqft	900		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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
02	SHED/FR			L	96	12.00	1989	60	0.00	AV	A	1.00	700
11	POOL I-V	OB	Outbuildi	L	544	29.00	1989	60	0.00	AV	A	1.00	9,500
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2015	83	1.00			0.00	0
02	SHED/FR			L	96	12.00	2006	60	0.00	AV	A	1.00	700
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	83	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,248		27.20	33,948	
FFL	1ST FLOOR	1,673	1,673		135.79	227,178	
GAR	GARAGE	0	660		54.32	35,849	
OPF	OPEN PORCH	0	25		16.29	407	
OSP	SCRN PORCH	0	230		20.66	4,753	
WDK	WOOD DECK	0	936		27.13	25,393	
Ttl Gross Liv / Lease Area		1,673	4,772			327,527	

