

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
PRATT REGINA M 86 GATES AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	128900		128,900												
												RES LAND		101	113100		113,100												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	900		900												
				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#																					
GIS ID F_379039_2855639												Total		242,900		242,900													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
PRATT REGINA M				05884	0466	08-28-1985	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
											2023	101	117,900	2022	101	104,100	2021	101	99,800										
												101	102,900		101	93,600		101	86,700										
												101	600		101	600		101	600										
		Total		221,400		Total		198,300		Total		187,100																	
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				MA																	
NOTES																													
NO HEAT SFL												Appraised BLDG. Value (Card) 128,900																	
												Appraised Xf (B) Value (Bldg) 0																	
												Appraised Ob (B) Value (Bldg) 900																	
												Appraised Land Value (Bldg) 113,100																	
												Special Land Value 0																	
												Total Appraised Parcel Value 242,900																	
												Valuation Method C																	
												Adjustment																	
												Net Total Appraised Parcel Value 242,900																	
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	
201200203		01-30-2012		5		DEMOLITION		1,300								SHED		07-16-2019				1		334		3		MEAS+INSPCTD	
																		05-11-2012						317		15		PERMIT VISIT	
																		01-27-2012						317		16		FIELDREV CHG	
																		04-29-2004						319		14		INSPECTED	
																		04-05-2004						250		22		MAILER SENT	
																		03-24-2004						316		2		MEASURED	
																		04-10-1992						131		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		RC				15,000	SF	7.54	1.000	5	LAND	1.00	MA	1.00				0			1.000	7.54	113,100				
Total Card Land Units								0.34	AC	Parcel Total Land Area: 0.34								Total Land Value										113,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		
Roof Cover	1	ASPHALT SH	0		
Interior Wall 1	2	PLASTER	0		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	2	SOFTWOOD	Adj Base Rate	102.53	
Interior Floor 2	3	HARDWOOD	RCN	226,125	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1925	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	4		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
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	57	
Extra Kitchen St			RCNLD	128,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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	80	12.00	2005	60	0.00	AV	A	1.00	600
19	PATIO			L	64	8.00	2019	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	806		22.74	18,331
EFP	ENCL PORCH	0	104		56.93	5,921
FFL	1ST FLOOR	806	806		113.86	91,771
SFL	2ND FLOOR	806	806		113.86	91,771
UAT	UNFIN ATTC	0	806		22.74	18,331
Ttl Gross Liv / Lease Area		1,612	3,328			226,125

