

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
HIGGINS CHRISTOPHER C 20 KELSEY ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	121000		121,000																			
												RES LAND		101	84600		84,600																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	16400		16,400																			
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		222,000		222,000																
				Alt Prcl ID																																
				SP Permit																																
				Chapter Land																																
GIS ID F_375393_2854549				Mailed						Assoc Pid#						Total		222,000		222,000																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																							
HIGGINS CHRISTOPHER C MCDONALD,FREDERICK W KOWALCZYK DONALD R +,				18338		0441		06-18-2010		U	I	197,000		1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed													
				13646		0385		10-02-2003		U	I	190,000		1	2023	101	111,000	2022	101	98,700	2021	101	94,700													
				03761		0416		12-26-1972		U	I	0			101	77,000	2022	101	70,000	2021	101	64,800														
															101	14,100		101	14,100		101	14,100														
				Total									Total	202,100	Total	182,800	Total	173,600																		
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														APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 121,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 16,400 Appraised Land Value (Bldg) 84,600 Special Land Value 0 Total Appraised Parcel Value 222,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 222,000																						
Nbhd		Nbhd Name		Tracing				Batch																												
0001				101				MF																												
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												
60		04-01-1990		MN	Manual Note		5,000								SUN ROOM		08-01-2019					334	2	MEASURED												
108		01-01-1984		MN	Manual Note										GARAGE		02-04-2011					317	16	FIELDREV CHG												
																	04-09-2004					311	3	MEAS+INSPCTD												
																	01-07-1991					107	15	PERMIT VISIT												
																	07-31-1990					131	2	MEASURED												
																	03-22-1985					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				11,250 SF		9.90	0.760	3	LAND	1.00	MF	1.00			0			1.000	7.52		84,600											
Total Card Land Units																0.26		AC	Parcel Total Land Area: 0.26						Total Land Value										84,600	

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	1.50		1 1/2 STORIES				Units	1					
Foundation	2		CONC BLOCK				MIXED USE						
Exterior Wall 1	4		VINYL				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	1		DRYWALL				Adj Base Rate				107.33		
Interior Floor 1	4		CARPET				RCN				212,326		
Interior Floor 2	3		HARDWOOD				Net Other Adj						
Heat Fuel	1		OIL				Year Built				1890		
Heat Type	3		FORCED H/W				Effective Year Built				1978		
AC Type	01		NONE				Depreciation Code				AV		
Bedrooms	3						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	1						Depreciation %				43		
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				57		
Extra Kitchens	0						RCNLD				121,000		
Extra Kitchen St							Dep % Ovr						
FBM Sqft	249						Dep Ovr Comment						
FBM Quality	1						Misc Imp Ovr						
Fireplaces	0						Misc Imp Ovr Comment						
WS Flues	3						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	675	32.00	1984	70	0.00	GD	A	1.00	15,100
02	SHED/FR			L	120	12.00	1984	70	0.00	GD	G	1.25	1,300
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	996		24.39		24,297		
FFL	1ST FLOOR					1,236	1,236		122.10		150,911		
HST	HALF STORY					264	528		61.05		32,234		
OPF	OPEN PORCH					0	108		12.44		1,343		
WDK	WOOD DECK					0	144		24.59		3,541		
Ttl Gross Liv / Lease Area						1,500	3,012				212,326		

