

State Use 101
Print Date 11/13/2023 11:30:14 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
GRANGER MEGAN E 53 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375475_2852485												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		133200		133,200																							
												RES LAND		101		107000		107,000																							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		2600		2,600																							
				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		242,800		242,800																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
GRANGER MEGAN E FALK BRIAN A GALBRAITH E ROBERT +				21866 0190		09-20-2017		Q		I		194,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				09576 0098		07-31-1996		U		I		106,000				2023		101		124,000		2022		101		112,800		2021		101		108,100									
				05710 0035		11-01-1984		U		I		65,900						101		97,200				101		87,600		101		81,200											
																		101		2,000				101		2,000		101		2,000											
				Total												Total		223,200		Total		202,400		Total		191,300															
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				NA																													
NOTES																																									
																Appraised BLDG. Value (Card)										133,200															
																Appraised Xf (B) Value (Bldg)										0															
																Appraised Ob (B) Value (Bldg)										2,600															
																Appraised Land Value (Bldg)										107,000															
																Special Land Value										0															
																Total Appraised Parcel Value										242,800															
																Valuation Method										C															
																Adjustment																									
																Net Total Appraised Parcel Value										242,800															
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													
112		06-09-1999		11		POOL		2,000										03-21-2018						333		2		MEASURED													
																		05-18-2006						311		3		MEAS+INSPCTD													
																		04-07-2004						311		1		LEFT NOTICE													
																		11-02-1999						247		15		PERMIT VISIT													
																		05-28-1992						131		14		INSPECTED													
																		08-03-1990						131		2		MEASURED													
																		06-09-1980						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								15,000		SF		7.54		1.050		6		LAND		0.90		NA		1.00		TOP2		0		1.000		7.13		107,000	
Total Card Land Units																0.34		AC		Parcel Total Land Area: 0.34										Total Land Value										107,000	

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			Percentage		
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				148.02		
Interior Floor 1	4		CARPET				RCN				211,438		
Interior Floor 2	3		HARDWOOD				Net Other Adj						
Heat Fuel	1		OIL				Year Built				1973		
Heat Type	3		FORCED H/W				Effective Year Built				1984		
AC Type	03		FULL				Depreciation Code				AG		
Bedrooms	3						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	0						Depreciation %				37		
Extra Fixtures	0						Functional Obsol						
Total Rooms	5						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor				1		
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition				63		
Extra Kitchens	0						RCNLD				133,200		
Extra Kitchen St							Dep % Ovr						
FBM Sqft	208						Dep Ovr Comment						
FBM Quality	3						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
08	POOL A-O			L	24	69.00	1999	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	90	15.00	1999	60	0.00	AV	A	1.00	800
02	SHED/FR			L	128	12.00	1999	50	0.00	FR	A	1.00	800
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,040		32.78	34,092			
FFL	1ST FLOOR					1,040	1,040		163.91	170,462			
WDK	WOOD DECK					0	212		32.47	6,884			
Ttl Gross Liv / Lease Area						1,040	2,292			211,438			

