

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
PAYER PHILIP M JR + OMEDELI 47 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375462_2852586												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	227800		227,800																				
												RES LAND		101	107000		107,000																				
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	9900		9,900																				
				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#																													
												Total		344,700		344,700																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
PAYER PHILIP M JR + OMEDELI CZUPRYNA JOHN				20634 05272		0557 0002		03-24-2015 06-24-1982		Q U		I I		245,000 0		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
																		2023		101	212,400	2022	101	196,300	2021	101	188,700										
																				101		97,200		101	87,600		101	81,200									
																				101		9,500		101	9,500		101	9,500									
																Total		319,100		Total		293,400		Total		279,400											
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																																					
B-23-695 COMP 10/20/23														Appraised BLDG. Value (Card)										227,800													
														Appraised Xf (B) Value (Bldg)										0													
														Appraised Ob (B) Value (Bldg)										9,900													
														Appraised Land Value (Bldg)										107,000													
														Special Land Value										0													
														Total Appraised Parcel Value										344,700													
														Valuation Method										C													
														Adjustment																							
														Net Total Appraised Parcel Value										344,700													
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-23-695		09-29-2023		62	SOLAR		19,740				0				28 PANELS		03-21-2018					333	2	MEASURED													
201900537		02-21-2019		91	INSULATION		4,000				0						04-06-2004					311	3	MEAS+INSPCTD													
78		01-01-1986		MN	Manual Note										IG POOL		05-06-1992					107	22	MAILER SENT													
138		01-01-1984		MN	Manual Note										SFR		08-31-1990					131	2	MEASURED													
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	18	SPLIT ENT	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	2		
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	8	BRICK VENR	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		125.51	
Interior Floor 1	4	CARPET	RCN		291,999	
Interior Floor 2	5	LINO/VINYL	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1984	
Heat Type	3	FORCED H/W	Effective Year Built		1999	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		22	
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		78	
Extra Kitchens	0		RCNLD		227,800	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	728		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	1		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
11	POOL I-V	OB	Outbuildi	L	512	29.00	1987	60	0.00	AV	A	1.00	8,900
02	SHED/FR			L	140	12.00	2002	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
FFL	1ST FLOOR	1,532	1,532		146.22	224,007
LLV	LOWR LEVEL	0	1,404		36.55	51,323
OFP	OPEN PORCH	0	176		14.95	2,632
PAT	PATIO	0	832		7.38	6,141
WDK	WOOD DECK	0	272		29.03	7,896
Ttl Gross Liv / Lease Area		1,532	4,216			291,999

