

Property Location		78 MEADOW RD		Map ID		35/ 34/ 180/ /		Bldg Name		State Use 101	
Vision ID		2907		Account #		2957		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/14/2023 12:16:02	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
PRICE DIXIE C 78 MEADOW RD EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed				
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	161800	161,800					
					RES LAND	101	136900	136,900					
					RESIDNTL.	101	4200	4,200					
SUPPLEMENTAL DATA						Total				302,900	302,900		
GIS ID		F_384513_2854541		Mailed		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PRICE DIXIE C WITBECK JOHN C,	18242	0193	04-02-2010	U	I		226,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
	05624	0029	06-01-1984	U	I		62,500		2023	101	148,400	2022	101	133,200	2021	101	127,700	
										101	124,500		101	112,300		101	104,100	
										101	3,000		101	3,000		101	3,000	
Total									275,900		Total		248,500		Total		234,800	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int	
									APPRAISED VALUE SUMMARY										
Total																			
ASSESSING NEIGHBORHOOD																			
Nbhd		Nbhd Name		Tracing		Batch													
0001				101		MG													

NOTES																					
										Appraised BLDG. Value (Card)										161,800	
										Appraised Xf (B) Value (Bldg)										0	
										Appraised Ob (B) Value (Bldg)										4,200	
										Appraised Land Value (Bldg)										136,900	
										Special Land Value										0	
										Total Appraised Parcel Value										302,900	
										Valuation Method										C	
										Adjustment											
										Net Total Appraised Parcel Value										302,900	

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					
201802935	10-04-2018	62	SOLAR	5,280	06-06-2019	100	06-06-2019		06-06-2019			400	15	PERMIT VISIT					
201500512	03-19-2015	62	SOLAR	34,425	04-24-2015	100	04-24-2015		04-24-2015			317	15	PERMIT VISIT					
									03-11-2011			317	16	FIELDREV CHG					
									04-27-2004			318	14	INSPECTED					
									03-17-2004			250	22	MAILER SENT					
									08-03-2003			274	2	MEASURED					
									06-04-1992			131	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	RA				17,009 SF	6.71	1.200	7	LAND	1.00	MG	1.00			0		1.000	8.05	136,900			
Total Card Land Units							0.39	AC	Parcel Total Land Area:							0.39	Total Land Value							136,900

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			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	131.45	
Interior Floor 2			RCN	256,758	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1955	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	161,800	
FBM Sqft	298		Dep % Ovr		
FBM Quality	1		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
07	POOL A-C	OB	Outbuildi	L	24	69.00	1973	50	0.00	FR	F	0.90	700
02	SHED/FR			L	192	12.00	1987	60	0.00	AV	G	1.25	1,700
22	WOOD DK			L	112	15.00	1995	60	0.00	AV	A	1.00	1,000
19	PATIO			L	165	8.00	1987	60	0.00	AV	A	1.00	800
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1981	63	1.00			0.00	0
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	63	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,193		29.46	35,146	
FFL	1ST FLOOR	1,319	1,319		147.06	193,966	
GAR	GARAGE	0	300		58.82	17,647	
OFP	OPEN PORCH	0	27		16.34	441	
PAT	PATIO	0	165		7.13	1,176	
WDK	WOOD DECK	0	285		29.41	8,382	
Ttl Gross Liv / Lease Area		1,319	3,289			256,758	

