

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				
TALBOT CHRISTINE MARY TALBOT MICHAEL JOSEPH 45 OLD FARM RD  EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed	1006 EAST LONGMEADOW
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	631700	631,700	
						RES LAND	101	98600	98,600	
		SUPPLEMENTAL DATA								
GIS ID F_386011_2843567		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed	Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		730,300	730,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TALBOT CHRISTINE MARY	24931	0504	03-09-2023	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FINI CHRISTINE M	18949	0285	10-11-2011	U	I	1	1F	2023	101	561,400	2022	101	508,000	2021	101	487,800
FRISBIE CHRISTINE M,	17324	0134	05-30-2008	U	I	1	1		101	89,800		101	92,200		101	85,400
FRISBIE, MICHAEL W	14759	0540	01-12-2005	U	I	619,900		Total		651,200	Total		600,200	Total		573,200
KANE MICHAEL J,	09276	0589	10-13-1995	U	V	1	1B	Total		651,200	Total		600,200	Total		573,200

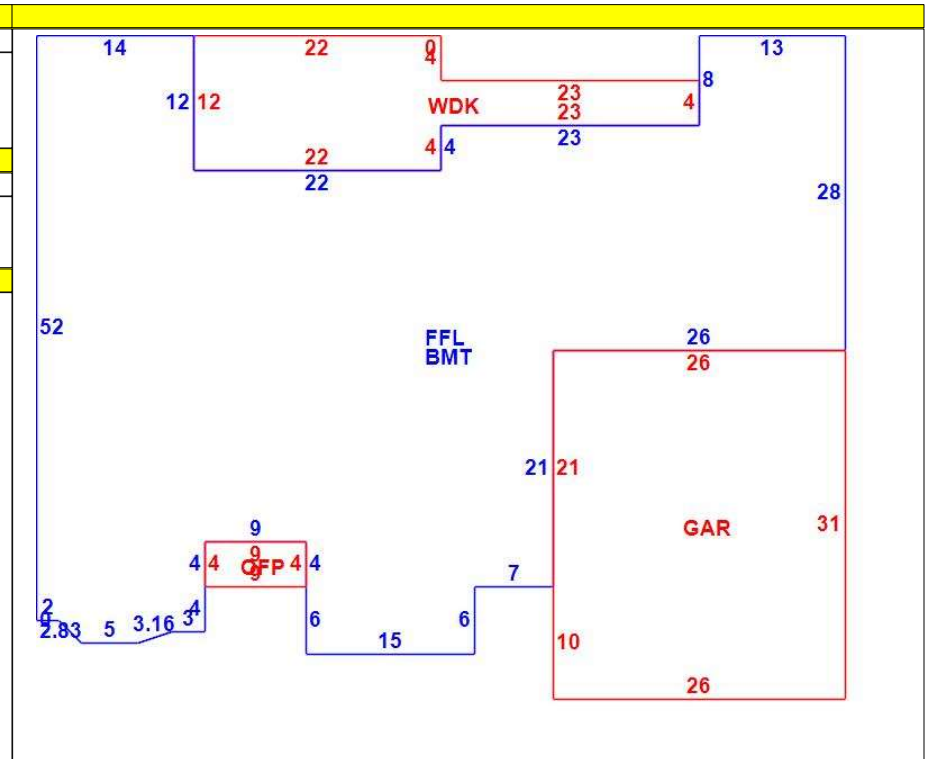
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int									
Total																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	Tracing	Batch	Appraised BLDG. Value (Card)				631,700
0001		101	NS	Appraised Xf (B) Value (Bldg)				0
				Appraised Ob (B) Value (Bldg)				0
				Appraised Land Value (Bldg)				98,600
				Special Land Value				0
				Total Appraised Parcel Value				730,300
				Valuation Method				C
				Adjustment				
				Net Total Appraised Parcel Value				730,300

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	
										202201993	06-03-2022	7	REMODEL	32,980	07-06-2023	100	07-06-2023	KITCHEN REMOD-	08-10-2023			400	15	PERMIT VISIT	
										285	10-16-2000	2	DWELLING	150,000						03-19-2018			333	3	MEAS+INSPCTD
																			02-20-2009			317	14	INSPECTED	
																			11-24-2008			317	2	MEASURED	
																			05-10-2001			247	3	MEAS+INSPCTD	
																			01-31-2001			247	15	PERMIT VISIT	

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	RAA				40,000 SF	3.12	1.550	2	LAND	0.50	NS	1.00	WET4	0			1.000	2.42	96,800
1	101	ONE FAM	RAA				0.520 AC	7,000.00	1.000	0		0.50	NS	1.00	WET4	0			1.000	3,500	1,800
Total Card Land Units							1.44	AC	Parcel Total Land Area:			1.44								Total Land Value	98,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	A	VERY GOOD	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	<b>MIXED USE</b>		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Adj Base Rate		103.04
Interior Floor 1	3	HARDWOOD	RCN		686,669
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2000
Heat Type	1	FORCED H/A	Effective Year Built		2013
AC Type	03	FULL	Depreciation Code		VG
Bedrooms	3		Remodel Rating		03
Full Baths	3		Year Remodeled		2022
Half Baths	0		Depreciation %		8
Extra Fixtures	3		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		92
Extra Kitchens	0		RCNLD		631,700
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	873		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	0		Cost to Cure Ovr		
Central Vac	1	YES	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,653		38.38	101,821	
FFL	1ST FLOOR	2,653	2,653		191.75	508,722	
GAR	GARAGE	0	806		76.61	61,745	
OFP	OPEN PORCH	0	36		21.31	767	
WDK	WOOD DECK	0	356		38.24	13,614	
Ttl Gross Liv / Lease Area		2,653	6,504			686,669	

