

Property Location

24 CRESTVIEW RD

Map ID

57/ 22/ 22/ /

Bldg Name

State Use

101

Vision ID

4339

Account #

4408

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 6:57:47 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
LABONTE RYAN LABONTE MALLORY 24 CRESTVIEW RD EAST LONGMEADOW MA 01028 GIS ID F_387352_2840190		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	439300	439,300														
						RES LAND	101	156100	156,100														
						RESIDNTL.	101	5400	5,400														
		DRAINAGE		VIEW	COMMUNITY																		
		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		600,800	600,800														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
LABONTE RYAN COWIESON DOUGLAS A LADA WARREN S + MAYO HARVEY W MAYO HARVEY W		24219	0438	11-01-2021	Q	I	626,000	00	Year	Code	Assessed	Year	Code	Assessed									
		09995	0013	09-15-1997	U	I	332,500	1L	2023	101	405,100	2022	101	372,100									
		07896	0131	12-30-1991	U	I	285,000		101	142,100	101	144,500	2021	101	351,500								
		07753	0392	07-15-1991	U	I	1		101	4,500	101	4,500	101	134,100									
		07138	0424	04-11-1989	U	V	95,000		Total		551,700	Total		521,100	Total		490,100						
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 Appraised BLDG. Value (Card) 439,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,400 Appraised Land Value (Bldg) 156,100 Special Land Value 0 Total Appraised Parcel Value 600,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 600,800														
Total																							
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		Tracing		Batch																	
0001				101		NV																	
NOTES																							
SUB DIV #588,589																							
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-23-1	03-13-2023	62	SOLAR	54,944	05-09-2023	100		4 REPLACEMENT 15 REPLACEMENT OC 6/27/2006 SHED GAZEBO	04-17-2018			333	3	MEAS+INSPCTD									
201801768	05-09-2018	91	INSULATION	3,800		0			02-29-2008				317	15	PERMIT VISIT								
246	08-08-2007	25	WINDOWS	3,355					03-01-2007				311	14	INSPECTED								
77	04-17-2007	25	WINDOWS	14,132					03-01-2007				311	15	PERMIT VISIT								
126	04-20-2006	7	REMODEL	15,000					02-23-2007				311	15	PERMIT VISIT								
44	03-01-1995	MN	Manual Note	1,000					11-26-2001				247	4	INFO AT DOOR								
151	06-01-1992	MN	Manual Note	5,000					11-26-2001				247	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	RAA				40,000 SF	3.12	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.9	156,000		
1	101	ONE FAM	RAA				0.020 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	100		
Total Card Land Units							0.94 AC	Parcel Total Land Area:							0.94	Total Land Value							156,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	4	CARPET
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	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		98.90
Interior Floor 1	3	HARDWOOD	RCN		542,359
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1989
Heat Type	1	FORCED H/A	Effective Year Built		2002
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		19
Extra Fixtures	4		Functional Obsol		
Total Rooms	10		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		81
Extra Kitchens	0		RCNLD		439,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1075		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			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
2	GAZEBO			L	320	20.00	1992	60	0.00	AV	A	1.00	3,800
02	SHED/FR			L	216	12.00	1995	60	0.00	AV	A	1.00	1,600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	81	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,344		28.66	38,525	
FFL	1ST FLOOR	1,588	1,588		143.22	227,427	
GAR	GARAGE	0	520		57.29	29,789	
HST	HALF STORY	260	520		71.61	37,236	
OPF	OPEN PORCH	0	120		14.32	1,719	
SFL	2ND FLOOR	1,344	1,344		143.22	192,482	
WDK	WOOD DECK	0	532		28.54	15,181	
Ttl Gross Liv / Lease Area		3,192	5,968			542,359	

