

Property Location

23 FOREST HILLS RD

Map ID

58/ 37/ 0/ /

Bldg Name

State Use

101

Vision ID

4401

Account #

4470

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 7:04:50 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
BEGLANE MARK J BEGLANE LYNN M 23 FOREST HILLS RD EAST LONGMEADOW MA 01028 GIS ID F_388747_2857928		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	209700	209,700		
						RES LAND	101	139400	139,400		
						RESIDNTL.	101	2300	2,300		
		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		351,400	351,400		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BEGLANE MARK J BEGLANE		05988	0217	01-13-1986	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		05393	0095	02-18-1983	U	I	55,500	1	2023	101	192,500	2022	101	174,600	2021	101	167,400
										101	126,700		101	114,200		101	106,000
										101	1,500		101	1,500		101	1,500
								Total		320,700	Total		290,300	Total		274,900	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 209,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,300 Appraised Land Value (Bldg) 139,400 Special Land Value 0 Total Appraised Parcel Value 351,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 351,400		
Year	Code	Description	Amount	Code	Description	YEAR	Amount			Comm Int
Total										

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name		Tracing		Batch
0001			101		MG

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	
201903207	11-06-2019	12	REROOF	9,600	05-27-2020	100	05-27-2020	FINISH BMT RENOV BATH RENOVATE	05-27-2020			400	15	PERMIT VISIT	
182	06-28-2000	7	REMODEL	4,000					05-01-2018				333	2	MEASURED
104	05-01-1992	MN	Manual Note	3,500					02-20-2009				317	14	INSPECTED
348	11-01-1988	MN	Manual Note	25,000					09-12-2008				317	2	MEASURED
									11-17-2001				247	14	INSPECTED
									10-30-2001			250	22	MAILER SENT	
									10-01-2001			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	RA				21,191 SF	5.48	1.200	7	LAND	1.00	MG	1.00			0		1.000	6.58	139,400
Total Card Land Units							0.49	AC	Parcel Total Land Area: 0.49							Total Land Value					139,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		120.87
Interior Floor 1	3	HARDWOOD	RCN		332,843
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1952
Heat Type	1	FORCED H/A	Effective Year Built		1984
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		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		209,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	438		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
02	SHED/FR			L	120	12.00	1970	60	0.00	AV	A	1.00	900
19	PATIO			L	300	8.00	2005	60	0.00	AV	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	875		29.61	25,911	
CFL	CATHEDRAL CE	132	132		152.55	20,136	
FFL	1ST FLOOR	911	911		148.06	134,884	
GAR	GARAGE	0	308		59.13	18,212	
SFL	2ND FLOOR	875	875		148.06	129,554	
WDK	WOOD DECK	0	141		29.40	4,146	
Ttl Gross Liv / Lease Area		1,918	3,242			332,843	

