

State Use 101
Print Date 11/14/2023 7:12:17 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
LAYNE EVEN CHARLES 260 PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_388431_2855868												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	184000		184,000									
												RES LAND		101	130100		130,100									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6900		6,900									
				SUPPLEMENTAL DATA										Total		321,000		321,000								
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
LAYNE EVAN CHARLES LAYNE,EVANGELINE K				14995 03215		0115 0277		05-04-2005		U		I		1 0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								09-20-1966		U		I						2023	101	168,800	2022	101	151,600	2021	101	145,300
																			101	117,300		101	105,800		101	98,100
																			101	6,100		101	6,100		101	6,100
				Total														Total	292,200	Total	263,500	Total	249,500			
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		MG																		
NOTES																										
																		Appraised BLDG. Value (Card)						184,000		
																		Appraised Xf (B) Value (Bldg)						0		
																		Appraised Ob (B) Value (Bldg)						6,900		
																		Appraised Land Value (Bldg)						130,100		
																		Special Land Value						0		
Total Appraised Parcel Value																		321,000								
Valuation Method																		C								
Adjustment																										
Net Total Appraised Parcel Value																		321,000								
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			
201803130		11-19-2018		12	REROOF		9,000		05-27-2020		100		05-27-2020				05-27-2020				400	15	PERMIT VISIT			
																	06-27-2019				400	15	PERMIT VISIT			
																	07-03-2018				333	2	MEASURED			
																	09-05-2008				317	3	MEAS+INSPCTD			
																	07-01-2008				250	6	INFO BY PHON			
																	06-20-2008				317	11	ENTRY DENIED			
																	03-22-2002				250	22	MAILER SENT			
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				28,600	SF	4.21	1.200	7	LAND	1.00	MG	1.00				0	TRF1	0.9	1.000	4.55	130,100	
Total Card Land Units								0.66	AC	Parcel Total Land Area: 0.66								Total Land Value								130,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	7	BRICK	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	122.44	
Interior Floor 2			RCN	322,726	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1935	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	43	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	184,000	
FBM Sqft	480		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
03	GARAGE	OB	Outbuildi	L	480	32.00	1940	50	0.00	FR	F	0.90	6,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		29.91	28,713	
EFB	ENCL PORCH	0	96		74.77	7,178	
FFL	1ST FLOOR	1,424	1,424		149.55	212,957	
HST	HALF STORY	480	960		74.77	71,783	
OFF	OPEN PORCH	0	144		14.54	2,094	
Ttl Gross Liv / Lease Area		1,904	3,584			322,726	

