

State Use 101
Print Date 11/14/2023 7:39:22 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
VON FLATERN NEIL F VON FLATERN GINA M 31 MARSHALL ST EAST LONGMEADOW MA 01028 GIS ID F_376562_2847793												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	168800		168,800													
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	113900		113,900													
												RESIDNTL.		101	10500		10,500													
				SUPPLEMENTAL DATA																										
Alt Prcl ID				Received																										
SP Permit HO:HO				NIA																										
Chapter Land				Field 8																										
OC Dates				Field 9																										
In+Ex FY				Field 10																										
Mailed				Assoc Pid#								Total		293,200		293,200														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
VON FLATERN NEIL F VON FLATERN NEIL F +, VON FLATERN NEIL F + HUBACH GARY C				15245 0518		08-08-2005		U		I		100		1F		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				08672 0252		12-14-1993		U		I		1		1A		2023	101	155,000	2022	101	139,300	2021	101	133,700						
				07335 0306		12-01-1989		U		I		153,000				101	103,600		101	94,100		101	87,200							
				04188 0048		10-10-1975		U		I		0				101	9,100		101	9,100		101	9,100							
																Total	267,700	Total	242,500	Total	230,000									
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 BLDG. Value (Card) 168,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 10,500 Appraised Land Value (Bldg) 113,900 Special Land Value 0 Total Appraised Parcel Value 293,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 293,200																
Nbhd		Nbhd Name			Tracing			Batch																						
0001					101			MA																						
NOTES																														
														VISIT / CHANGE HISTORY																
														Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments		Date	Type	Is	Id	Cd	Purpose/Result
														190	01-01-1986 01-01-1977	MN MN	Manual Note Manual Note		200					ADDITION OFF	01-04-2016 03-29-2004 07-14-1992 04-01-1992 09-14-1990 04-25-1980	02		317 311 190 107 131 500	2 3 14 22 2 3	MEASURED MEAS+INSPCTD INSPECTED MAILER SENT MEASURED 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	RB				16,366	SF	6.96	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.96	113,900								
Total Card Land Units							0.38	AC	Parcel Total Land Area: 0.38							Total Land Value							113,900							

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	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		129.36
Interior Floor 2	3	HARDWOOD	RCN		267,893
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1955
AC Type	03	FULL	Effective Year Built		1984
Bedrooms	3		Depreciation Code		AG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	7		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		168,800
FBM Sqft	456		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	440	32.00	1955	60	0.00	AV	A	1.00	8,400
02	SHED/FR			L	120	12.00	1955	60	0.00	AV	A	1.00	900
28	B-BALL C			L	1	0.00	2003	60	0.00	AV	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		29.28	26,701
EFB	ENCL PORCH	0	96		73.36	7,042
FFL	1ST FLOOR	912	912		146.71	133,800
TQS	3/4 STORY	684	912		110.03	100,350
Ttl Gross Liv / Lease Area		1,596	2,832			267,893

