

State Use 101
Print Date 11/14/2023 7:40:43 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																			
ROBINSON COREY JOHN ROBINSON SAMANTHA L 73 RURAL LN EAST LONGMEADOW MA 01028 GIS ID F_387613_2853589				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		274500		274,500																													
												RES LAND		101		146800		146,800																													
												RESIDNTL.		101		17000		17,000																													
				SUPPLEMENTAL DATA												Total		438,300		438,300																											
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)																															
ROBINSON COREY JOHN ROBIE MICHAEL G ROBIE MICHAEL G WILSON,FRANCES B WILSON				24028		0473		07-29-2021		Q		I		435,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed													
				21370		0146		09-23-2016		U		I		100		1A		2023		101		246,400		2022		101		209,000		2021		101		200,400													
				10972		0493		10-22-1999		U		I		174,600				101		132,400				101		119,200		101		110,500																	
				06364		0385		01-16-1987		U		I		1		1A		101		16,800				101		16,800		101		16,800																	
				03671		0286		03-02-1972		U		I		0				Total		395,600		Total		345,000		Total		327,700																			
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																		APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 274,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,000 Appraised Land Value (Bldg) 146,800 Special Land Value 0 Total Appraised Parcel Value 438,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 438,300																													
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	
																		B-23-341		05-11-2023		17		DECK		13,000		07-11-2023		100		07-11-2023		FMLY RM; FRONT P		07-11-2023						334		15		PERMIT VISIT	
																		202103224		11-16-2021		91		INSULATION		1,000						06-25-2018				333						3		MEAS+INSPCTD			
																		319		11-13-2000		4		ADDITION		32,000						06-17-2008				250						P1		PHONE MESSAG			
76		04-18-2000		11		POOL		17,000						05-23-2008		317		2		MEASURED																											
														03-05-2002		274		15		PERMIT VISIT																											
																10-30-2001		247		14		INSPECTED																									
																10-24-2001		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								32,132 SF		3.81		1.200		7		LAND		1.00		MG		1.00						0				1.000		4.57		146,800					
Total Card Land Units														0.74		AC		Parcel Total Land Area: 0.74				Total Land Value										146,800															

Property Location 73 RURAL LN
 Vision ID 4640

Account # 4713

Map ID 60/ 1/ 29/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	05	CAPE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	0		
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.75	1 3/4 STORIES	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	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		117.01	
Interior Floor 1	3	HARDWOOD	RCN		330,752	
Interior Floor 2	6	CERAMIC TL	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1972	
Heat Type	3	FORCED H/W	Effective Year Built		2004	
AC Type	01	NONE	Depreciation Code		VG	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		17	
Extra Fixtures	1		Functional Obsol			
Total Rooms	8		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	N	NONE	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		83	
Extra Kitchens	0		RCNLD		274,500	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft	432		Dep Ovr Comment			
FBM Quality	1		Misc Imp Ovr			
Fireplaces	2		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
02	SHED/FR			L	80	12.00	1979	60	0.00	AV	A	1.00	600
11	POOL I-V	OB	Outbuildi	L	648	29.00	2000	70	0.00	GD	G	1.25	16,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		26.28	22,706	
CFL	CATHEDRAL CE	320	320		135.35	43,313	
FFL	1ST FLOOR	1,056	1,056		131.25	138,601	
GAR	GARAGE	0	484		52.61	25,463	
OPF	OPEN PORCH	0	72		12.76	919	
TQS	3/4 STORY	648	864		98.44	85,051	
WDK	WOOD DECK	0	560		26.25	14,700	
Ttl Gross Liv / Lease Area		2,024	4,220			330,752	

