

Property Location

51 PILGRIM RD

Map ID

61/ 15/ 32/ /

Bldg Name

State Use

101

Vision ID

4705

Account #

4778

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 7:48:42 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
GATES CHRISTOPHER M 51 PILGRIM RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	399500	399,500														
						RES LAND	101	149900	149,900														
						RESIDNTL.	101	19200	19,200														
		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#																	
GIS ID F_387375_2853400						Total				568,600	568,600												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
GATES CHRISTOPHER M HUYNH HUAN VAN, US BANK NATIONAL ASSOCIATION,AS TRU HATIDANI,PAUL KEARSE,CHARLES G		19982	0563	08-22-2013	U	I	325,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		17834	0208	06-03-2009	U	I	310,000	1S	2023	101	367,000	2022	101	330,200	2021	101	316,800						
		17799	0457	05-05-2009	U	I	229,924	1L		101	136,700		101	123,100		101	113,900						
		13504	0202	08-08-2003	U	I	460,000			101	18,900		101	18,900		101	18,900						
		11031	0098	12-10-1999	U	I	350,000		Total		522,600	Total		472,200	Total		449,600						
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 VALUE SUMMARY													
Nbhd		Nbhd Name		Tracing		Batch				Appraised BLDG. Value (Card)				399,500									
0001				101		MG				Appraised Xf (B) Value (Bldg)				0									
										Appraised Ob (B) Value (Bldg)				19,200									
										Appraised Land Value (Bldg)				149,900									
										Special Land Value				0									
										Total Appraised Parcel Value				568,600									
										Valuation Method				C									
										Adjustment													
										Net Total Appraised Parcel Value				568,600									
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									
201903340	12-01-2019	14	MIN ALT	1,000	05-27-2020	100	05-27-2020	DISCOVERED DRY	05-27-2020			400	15	PERMIT VISIT									
									08-22-2019			334	2	MEASURED									
									10-25-2013			317	14	INSPECTED									
									09-27-2013			317	1	LEFT NOTICE									
									04-24-2008			250	22	MAILER SENT									
									11-16-2007			317	1	LEFT NOTICE									
									07-16-2004			328	16	FIELDREV CHG									
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				40,000 SF	3.12	1.200	7	LAND	1.00	MG	1.00			0	1.000	3.74	149,600			
1	101	ONE FAM	RA				0.040 AC	7,000.00	1.000	0		1.00	MG	1.00			0	1.000	7,000	300			
Total Card Land Units							0.96 AC	Parcel Total Land Area:							0.96	Total Land Value							149,900

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		89.66
Interior Floor 1	4	CARPET	RCN		570,689
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1970
Heat Type	1	FORCED H/A	Effective Year Built		1991
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		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		70
Extra Kitchens	0		RCNLD		399,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	588		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	3		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
11	POOL I-V	OB	Outbuildi	L	1,15	29.00	1976	10	0.00	VP	A	1.00	3,300
23	POOL HSE			L	504	36.80	1976	60	0.00	AV	G	1.25	13,900
19	PATIO			L	224	8.00	1976	60	0.00	AV	A	1.00	1,100
28	B-BALL C			L	1	0.00	1970	50	0.00	FR	F	0.90	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,960		22.17	43,456	
EPF	ENCL PORCH	0	96		55.43	5,321	
FFL	1ST FLOOR	2,587	2,587		110.86	286,786	
GAR	GARAGE	0	962		44.37	42,680	
OPF	OPEN PORCH	0	368		11.15	4,102	
SFL	2ND FLOOR	1,652	1,652		110.86	183,135	
WDK	WOOD DECK	0	237		21.98	5,210	
Ttl Gross Liv / Lease Area		4,239	7,862			570,689	

