

State Use 101
Print Date 11/14/2023 8:35:09 A

CURRENT OWNER				TOPO TYPE			UTILITY			STREET			LOCATION			CURRENT ASSESSMENT										
HOWELL JUSTIN PRECHTL KATHERINE 475 SOMERS ROAD EAST LONGMEADOW MA 01028 GIS ID F_388974_2844450																Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW			
				TOPO WET			EASEMENT			TRAFFIC			CORNER			RESIDNTL.		101	305000		305,000					
																RES LAND		101	149100		149,100					
				DRAINAGE						VIEW			COMMUNITY			RESIDNTL.		101	18600		18,600					
				SUPPLEMENTAL DATA																						
Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																						
														Total		472,700		472,700								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
HOWELL JUSTIN CARTER,FLORENCE M				16086 01874		0234 0256		07-25-2006 06-19-1947		U U		I I		230,000 0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
																		2023	101	279,500	2022	101	251,700	2021	101	241,100
																				101	137,100	101	124,700	101	116,700	
																				101	15,500	101	15,500	101	15,500	
																				Total	432,100	Total	391,900	Total	373,300	
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 Appraised BLDG. Value (Card) 305,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 18,600 Appraised Land Value (Bldg) 149,100 Special Land Value 0 Total Appraised Parcel Value 472,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 472,700								
Nbhd			Nbhd Name						Tracing			Batch														
0001									101			MG														
NOTES																										
INT EST 3/17																										
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				
202200732		03-29-2022		91	INSULATION		907		04-15-2016		0				2ND FL DORMER W		03-03-2017			317	15	PERMIT VISIT				
201401770		06-03-2014		4	ADDITION		25,000				70						04-15-2016			317	15	PERMIT VISIT				
																	05-22-2015			317	14	INSPECTED				
																				01-30-2009	317	15	PERMIT VISIT			
																				03-13-2008	350	15	PERMIT VISIT			
																				03-23-2007	311	3	MEAS+INSPCTD			
																	05-17-2000			247	14	INSPECTED				
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	TRF2	0.9	1.000	3.37	134,800			
1	101	ONE FAM	RA				2.040	AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	14,300			
Total Card Land Units							2.96	AC	Parcel Total Land Area: 2.96							Total Land Value							149,100			

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	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY			
Exterior Wall 1	4	VINYL	MIXED USE		
Exterior Wall 2			Code	Description	Percentage
Roof Structure	1	GABLE	101	ONE FAM	100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	1	PLYWOOD	Adj Base Rate		115.46
Interior Floor 2			RCN		367,413
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1840
AC Type	01	NONE	Effective Year Built		2004
Bedrooms	6		Depreciation Code		VG
Full Baths	3		Remodel Rating		04
Half Baths	0		Year Remodeled		2014
Extra Fixtures	0		Depreciation %		17
Total Rooms	10		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		83
Extra Kitchen St			RCNLD		305,000
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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
32	BARN/LFT			L	361	25.00	1943	50	0.00	FR	F	0.90	4,100
04	GARAGE/L			L	576	36.00	2006	70	0.00	GD	A	1.00	14,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	600		27.79	16,675	
CFL	CATHEDRAL CE	200	200		143.13	28,626	
FFL	1ST FLOOR	1,269	1,269		138.96	176,342	
OPF	OPEN PORCH	0	180		13.90	2,501	
SFL	2ND FLOOR	289	289		138.96	40,160	
TQS	3/4 STORY	735	980		104.22	102,136	
WDK	WOOD DECK	0	35		27.79	973	
Ttl Gross Liv / Lease Area		2,493	3,553			367,413	

