

Property Location		61 PIONEER CR		Map ID		74/ 23/ 32/ /		Bldg Name		State Use 101	
Vision ID		5325		Account #		5402		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/14/2023 9:46:05 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
FRIEDRICH HEATHER 61 PIONEER CR EAST LONGMEADOW MA 01028 GIS ID F_392244_2852401						Description	Code	Appraised	Assessed		
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	146300	146,300		
						RES LAND	101	118100	118,100		
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	400	400		
		SUPPLEMENTAL DATA				Total		264,800	264,800		
		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)									
FRIEDRICH HEATHER QUIMBY RYAN J SINGH RAJ NARINE +,		23360	0330	08-12-2020	Q	I	235,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		17182	0193	03-06-2008	U	I	210,000		2023	101	134,200	2022	101	121,100	2021	101	116,100
		04776	0034	06-04-1979	U	I	0			101	107,300		101	97,400		101	90,100
										101	200		101	200		101	200
		Total						Total		241,700	Total		218,700	Total		206,400	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY									
Total																		
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		Tracing		Batch												
0001				101		MA												

NOTES																				
										Appraised BLDG. Value (Card)										146,300
										Appraised Xf (B) Value (Bldg)										0
										Appraised Ob (B) Value (Bldg)										400
										Appraised Land Value (Bldg)										118,100
										Special Land Value										0
										Total Appraised Parcel Value										264,800
										Valuation Method										C
										Adjustment										
										Net Total Appraised Parcel Value										264,800

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					
202101183	04-06-2021	91	INSULATION	7,120		0			05-08-2018			333	2	MEASURED					
									04-05-2007			311	3	MEAS+INSPCTD					
									04-20-2000			247	14	INSPECTED					
									01-05-2000			247	2	MEASURED					
									03-25-1992			170	3	MEAS+INSPCTD					
									02-02-1981			500	3	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	RA				25,299 SF	4.67	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.67	118,100		
Total Card Land Units							0.58	AC	Parcel Total Land Area: 0.58							Total Land Value							118,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
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	139.49	
Interior Floor 2	3	HARDWOOD	RCN	232,194	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1965	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	6		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	63	
Extra Kitchen St			RCNLD	146,300	
FBM Sqft	365		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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
02	SHED/FR			L	120	12.00	1975	30	0.00	PR	F	0.90	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		31.10	28,362	
FFL	1ST FLOOR	1,080	1,080		155.83	168,302	
GAR	GARAGE	0	528		62.27	32,881	
OPF	OPEN PORCH	0	168		15.77	2,649	
Ttl Gross Liv / Lease Area		1,080	2,688			232,194	

