

Property Location

41 HIGH PINE CR

Map ID

74/ 26/ 20/ /

Bldg Name

State Use

101

Vision ID

5328

Account #

5405

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 9:46:34 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
LACHAPELLE CHAD A LACHAPELLE JENNIFER 41 HIGH PINE CIRCLE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	345900	345,900														
						RES LAND	101	153100	153,100														
						RESIDNTL.	101	20000	20,000														
		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_390131_2851921						Total				519,000	519,000												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
LACHAPELLE CHAD A LEIGHTON,JOANNE M HILTON JAMES E +,		17212	0018	03-25-2008	U	I	390,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		13389	0192	07-18-2003	U	I	389,900		2023	101	317,900	2022	101	286,300	2021	101	274,700						
		05926	0510	10-24-1985	U	I	168,000			101	137,900		101	124,400		101	115,100						
										101	19,400		101	19,400		101	19,400						
		Total						Total		475,200	Total		430,100	Total		409,200							
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 Appraised BLDG. Value (Card) 345,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 20,000 Appraised Land Value (Bldg) 153,100 Special Land Value 0 Total Appraised Parcel Value 519,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 519,000														
Total																							
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		Tracing		Batch																	
0001				101		NG																	
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									
202103183	11-10-2021	25	WINDOWS	13,382	06-13-2022	100	06-13-2022	10 NEW WINDOWS	06-13-2019			400	15	PERMIT VISIT									
201900690	03-07-2019	20	WOOD STOVE	4,800	06-13-2019	100	04-23-2019	PELLET STOVE	04-08-2016			317	15	PERMIT VISIT									
201501658	05-28-2015	11	POOL	14,842	06-24-2015	100	04-08-2016	1/2 INGRD & 1/2 AB	06-24-2015			317	15	PERMIT VISIT									
201500178	01-21-2015	91	INSULATION	1,997		0			06-05-2015			317	15	PERMIT VISIT									
201500051	01-09-2015	7	REMODEL	32,000	04-06-2015	100	04-06-2015	ADD BATH TO BMT	04-06-2015			317	15	PERMIT VISIT									
23	01-01-1985	MN	Manual Note					SFR	01-20-2005			250	14	INSPECTED									
									01-05-2000			247	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				32,156 SF	3.81	1.250	8	LAND	1.00	NG	1.00		0		1.000	4.76	153,100			
Total Card Land Units							0.74	AC	Parcel Total Land Area: 0.74							Total Land Value							153,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2	8	BRICK VENR	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	111.90	
Interior Floor 2	3	HARDWOOD	RCN	437,878	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1985	
AC Type	03	FULL	Effective Year Built	2000	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	0		Depreciation %	21	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	79	
Extra Kitchen St			RCNLD	345,900	
FBM Sqft	821		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
12	POOL I-G			L	512	40.00	2015	70	0.00	GD	G	1.25	17,900
19	PATIO			L	300	8.00	2015	70	0.00	GD	G	1.25	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,368		29.33	40,127	
FFL	1ST FLOOR	1,368	1,368		146.45	200,340	
GAR	GARAGE	0	576		58.48	33,683	
OFP	OPEN PORCH	0	72		14.24	1,025	
SFL	2ND FLOOR	1,050	1,050		146.45	153,770	
WDK	WOOD DECK	0	304		29.39	8,933	
Ttl Gross Liv / Lease Area		2,418	4,738			437,878	

