

Property Location

23 SENATOR DR

Map ID

76/ 54/ 24A/ /

Bldg Name

State Use

101

Vision ID

5424

Account #

5502

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 10:03:22

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
BIGNELL CANDACE BIGNELL CHRISTOPHER S 23 SENATOR DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	474800	474,800												
						RES LAND	101	142200	142,200												
						RESIDNTL.	101	1300	1,300												
		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_392364_2847766						Total		618,300	618,300												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
BIGNELL CANDACE RANDLE ELLEN + LAMOTHE DENNIS, STATE STREET BANK + TRUST SHAPIRO ROY SIDNEY + CHAPDELAINE		13138	0224	04-28-2003	U	I	320,400	1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		08958	0401	09-30-1994	U	I	225,000		2023	101	438,300	2022	101	400,600	2021	101	385,300				
		08871	0424	06-28-1994	U	I	195,500			101	128,800		101	116,100		101	107,600				
		07059	0532	12-28-1988	U	I	256,600			101	800		101	800		101	800				
		03118	0389	06-11-1965	U	I	0														
		Total						567,900		Total		517,500		Total		493,700					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 474,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,300 Appraised Land Value (Bldg) 142,200 Special Land Value 0 Total Appraised Parcel Value 618,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 618,300												
Total																					
ASSESSING NEIGHBORHOOD																					
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							
201701269	04-20-2017	91	INSULATION	4,303		0		1280 SF TWO STOR FINISH BMT SFR	08-26-2019			334	3	MEAS+INSPCTD							
201300486	02-22-2013	4	ADDITION	187,500					07-05-2013				317	15	PERMIT VISIT						
50	03-11-2010	7	REMODEL	20,000					07-05-2013				317	2	MEASURED						
95	04-01-1988	MN	Manual Note	125,000					01-23-2011				317	15	PERMIT VISIT						
									08-03-2006				311	3	MEAS+INSPCTD						
								05-25-2006				311	2	MEASURED							
								12-21-1999				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				25,807 SF	4.59	1.200	7	LAND	1.00	MG	1.00			0		1.000	5.51	142,200
Total Card Land Units							0.59	AC	Parcel Total Land Area: 0.59							Total Land Value					142,200

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	2	CLAPBOARD	Code	Description	
Exterior Wall 2			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	92.12	
Interior Floor 2	3	HARDWOOD	RCN	527,553	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2000	
AC Type	03	FULL	Effective Year Built	2011	
Bedrooms	4		Depreciation Code	GV	
Full Baths	3		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	1		Depreciation %	10	
Total Rooms	9		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	E	EXCELLENT	% Complete		
Extra Kitchens	0		Overall % Condition	90	
Extra Kitchen St			RCNLD	474,800	
FBM Sqft	1094		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	2		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
02	SHED/FR			L	120	12.00	2002	70	0.00	GD	G	1.25	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,821		24.08	43,842	
FFL	1ST FLOOR	1,931	1,931		120.45	232,581	
GAR	GARAGE	0	506		48.08	24,330	
OFP	OPEN PORCH	0	24		10.04	241	
SFL	2ND FLOOR	1,745	1,745		120.45	210,178	
WDK	WOOD DECK	0	682		24.02	16,381	
Ttl Gross Liv / Lease Area		3,676	6,709			527,553	

