

State Use 101
Print Date 11/14/2023 10:25:38

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
BOUDREAU FRANCIS J 195 HAMPDEN RD EAST LONGMEADOW MA 01028 GIS ID F_392021_2846795												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	158600		158,600									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	127600		127,600									
												RESIDNTL.		101	1000		1,000									
				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#								Total		287,200		287,200										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
BOUDREAU FRANCIS J DAY LOWELL C + MARY W,				12810 03615		0104 0316		12-20-2002		U	I	130,000			Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed	
				03615		0316		08-17-1971		U	I	0			2023	101	146,600		2022	101	136,100		2021	101	131,100	
																101	116,000			101	104,600			101	96,900	
																101	600			101	600			101	600	
				Total									Total	263,200		Total		241,300		Total		228,600				
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)								158,600				
0001								101			MG			Appraised Xf (B) Value (Bldg)								0				
																Appraised Ob (B) Value (Bldg)								1,000		
																Appraised Land Value (Bldg)								127,600		
																Special Land Value								0		
																Total Appraised Parcel Value								287,200		
																Valuation Method								C		
																Adjustment										
																Net Total Appraised Parcel Value								287,200		
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		
																	04-12-2018					333	3	MEAS+INSPCTD		
																	05-04-2006					311	2	MEASURED		
																	02-24-2000					247	14	INSPECTED		
																	12-20-1999					247	2	MEASURED		
																	07-02-1992					131	14	INSPECTED		
																	06-29-1992					131	1	LEFT NOTICE		
																	01-22-1981					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				25,835 SF		4.58	1.200	7	LAND	1.00	MG	1.00				0	TRF2	0.9	1.000	4.94	127,600	
Total Card Land Units								0.59	AC	Parcel Total Land Area: 0.59								Total Land Value								127,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	2	
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	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		139.96
Interior Floor 1	4	CARPET	RCN		251,757
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1963
Heat Type	1	FORCED H/A	Effective Year Built		1984
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		158,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	572		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	2		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
02	SHED/FR			L	96	12.00	2004	70	0.00	GD	G	1.25	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
CNP	CANOPY	0	48		7.10	341	
FFL	1ST FLOOR	1,144	1,144		170.34	194,865	
LLV	LOWR LEVEL	0	1,144		42.58	48,716	
OFP	OPEN PORCH	0	80		17.03	1,363	
PAT	PATIO	0	80		8.52	681	
WDK	WOOD DECK	0	168		34.47	5,791	
Ttl Gross Liv / Lease Area		1,144	2,664			251,757	

