

Property Location
Vision ID

32 ABBEY LN
6546

Account #
6650

Map ID
30/ 32/ 2/ /

Bldg #
1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/14/2023 1:17:30 P

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
NOVAK JOSEPH T NOVAK MARGUERITE A 32 ABBEY LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	475500	475,500												
						RES LAND	101	160100	160,100												
						RESIDNTL.	101	800	800												
		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_381615_2844394						Total 636,400 636,400															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
NOVAK JOSEPH T DAVIS JOHN + STEPHEN A, DAVIS JOHN + STEPHEN A,		14731 09348 00000	0216 0266 0000	12-29-2004 12-22-1995	U U U	V V V	140,000 1 0	1 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
									2023	101	437,600	2022	101	398,200	2021	101	382,200				
									101	146,100	101	148,500	101	138,100							
									101	500	101	500									
		Total		584,200		Total		547,200		Total		520,800									
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) 475,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 800 Appraised Land Value (Bldg) 160,100 Special Land Value 0 Total Appraised Parcel Value 636,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 636,400											
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		NV															
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							
201500049	01-09-2015	7	REMODEL	35,000	03-20-2015	100	06-12-2015	FIN BMT EST	06-24-2016			317	15	PERMIT VISIT							
214	07-12-2007	17	DECK	4,800				24 X 14 ATTACHED	07-10-2015			317	15	PERMIT VISIT							
135	05-25-2007	10	SHED	2,000		0		12` X 16`	06-12-2015			317	15	PERMIT VISIT							
24	02-01-2005	2	DWELLING	173,100				OC 8/12/2005	03-20-2015			317	15	PERMIT VISIT							
									03-12-2010			317	16	FIELDREV CHG							
									02-04-2008			317	15	PERMIT VISIT							
									01-12-2006			311	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	RAA				40,000 SF	3.12	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.9	156,000
1	101	ONE FAM	RAA				0.580 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	4,100
Total Card Land Units							1.50 AC	Parcel Total Land Area: 1.50							Total Land Value 160,100						

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Bldg # 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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	99.53	
Interior Floor 2	3	HARDWOOD	RCN	528,346	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2005	
AC Type	03	FULL	Effective Year Built	2011	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	10	
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	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	90	
Extra Kitchen St			RCNLD	475,500	
FBM Sqft	888		Dep % Ovr		
FBM Quality	5		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
02	SHED/FR			L	100	12.00	2008	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,480		28.13	41,637	
FFL	1ST FLOOR	1,492	1,492		140.67	209,875	
GAR	GARAGE	0	768		56.23	43,185	
HST	HALF STORY	384	768		70.33	54,016	
OPF	OPEN PORCH	0	308		14.16	4,361	
PAT	PATIO	0	464		6.97	3,235	
SFL	2ND FLOOR	1,144	1,144		140.67	160,923	
WDK	WOOD DECK	0	396		28.06	11,113	
Ttl Gross Liv / Lease Area		3,020	6,820			528,346	

