

State Use 101
Print Date 11/14/2023 2:18:05 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
HANIFAN THOMAS + DONNA 30 PONDVIEW DR EAST LONGMEADOW MA 01028 GIS ID F_385880_2856878												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		470200		470,200									
												RES LAND		101		188700		188,700									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		1600		1,600									
				SUPPLEMENTAL DATA																							
				Alt Prcl ID SP Permit Chapter Land OC Dates 7/24/2015 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
												Total		660,500		660,500											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
HANIFAN THOMAS + DONNA JOSEPH CHAPDELAINE + SONS INC EAST LONGMEADOW GROUP INVENTORS EAST LONGMEADOW GROUP ,INVENTORS EAST LONGMEADOW RETIREMENTLLC ,FA				20456	0115	10-08-2014	U	V	140,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				20151	0213	12-30-2013	U	V	250,000		1V		2023	101	435,500	2022	101	396,500	2021	101	379,900						
				19822	0560	05-16-2013	U	V	1		1F		101	169,800	101	174,300	101	161,500									
				19427	0250	09-04-2012	U	I	1		1B		101	1,000	101	1,000	101	1,000									
				16116	0294	08-09-2006	U	V	1,350,000		1		Total	606,300		Total	571,800		Total	542,400							
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 Appraised BLDG. Value (Card) 470,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,600 Appraised Land Value (Bldg) 188,700 Special Land Value 0 Total Appraised Parcel Value 660,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 660,500											
Total																											
ASSESSING NEIGHBORHOOD																											
Nbhd			Nbhd Name				Tracing				Batch				NOTES												
0001							101				MG																
NOTES																											
SUB DIV 893-SUB DIV 1011																											
FY15 PLAN 1118 BK PG 368-98																											
TAKEN FROM PAREL 58-1-D																											
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			
201402699		10-23-2014		2	DWELLING		425,000		06-24-2015		100				OC 7/24/2015 1920		03-03-2017					317	15	PERMIT VISIT			
																	06-24-2016					317	15	PERMIT VISIT			
																	03-11-2016					317	15	PERMIT VISIT			
																	07-23-2015					400	25	OC VISIT			
																	06-24-2015					317	15	PERMIT VISIT			
																	05-08-2015					317	2	MEASURED			
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				30,531	SF	3.99	1.550	2	LAND	1.00	NS	1.00				0			1.000	6.18	188,700		
Total Card Land Units								0.70	AC	Parcel Total Land Area: 0.70								Total Land Value								188,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	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	3	HARDWOOD	Adj Base Rate		104.18
Interior Floor 2	4	CARPET	RCN		494,955
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2014
AC Type	03	FULL	Effective Year Built		2016
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		5
Total Rooms	6		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		95
Extra Kitchen St	N	NONE	RCNLD		470,200
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	0		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	192	12.00	2016	70	0.00	GD	A	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,888		28.12	53,091	
FFL	1ST FLOOR	1,888	1,888		140.45	265,175	
GAR	GARAGE	0	840		56.18	47,192	
HST	HALF STORY	48	95		70.97	6,742	
OPF	OPEN PORCH	0	96		14.63	1,405	
PAT	PATIO	0	378		7.06	2,669	
SFL	2ND FLOOR	608	608		140.45	85,395	
UAT	UNFIN ATTC	0	1,185		28.09	33,287	
Ttl Gross Liv / Lease Area		2,544	6,978			494,955	

