

State Use 101
Print Date 11/13/2023 5:28:05 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
REYNOLDS WILLIAM B REYNOLDS DIANE M 36 EDMUND ST EAST LONGMEADOW MA 01028 GIS ID F_379230_2850100												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		129200		129,200																	
												RES LAND		101		117000		117,000																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		7500		7,500																	
				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		253,700		253,700																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
REYNOLDS WILLIAM B FALK BRIAN A FALK JEAN A,				24524		0433		04-29-2022		Q		I		270,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				11640		0560		05-15-2001		U		I		100		1A		2023		101		118,800		2022		101		107,600		2021		101		103,300	
				02800		0576		04-07-1961		U		I		0						101		106,400				101		96,600		101		89,500			
																				101		6,400				101		6,400		101		6,400			
																						Total		231,600		Total		210,600		Total		199,200			
EXEMPTIONS								OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																	
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																			
				Total														APPRaised VALUE SUMMARY																	
																		Appraised BLDG. Value (Card)										129,200							
																		Appraised Xf (B) Value (Bldg)										0							
				Nbhd		Nbhd Name				Tracing				Batch		Appraised Ob (B) Value (Bldg)										7,500									
				0001						101				MA		Appraised Land Value (Bldg)										117,000									
NOTES																		Special Land Value										0							
																		Total Appraised Parcel Value										253,700							
																		Valuation Method										C							
																		Adjustment																	
																		Net Total Appraised Parcel Value										253,700							
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							
201601757		05-23-2016		91		INSULATION		2,200				0						09-30-2016						317		3		MEAS+INSPECTD							
																		03-04-2004						311		3		MEAS+INSPECTD							
																		05-12-1980						500		3		MEAS+INSPECTD							
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		RC				23,120	SF	5.06	1.000	5	LAND	1.00	MA	1.00			0			1.000	5.06	117,000											
Total Card Land Units								0.53	AC	Parcel Total Land Area: 0.53								Total Land Value										117,000							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	3	ALUMINUM	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		144.48	
Interior Floor 1	4	CARPET	RCN		226,718	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1951	
Heat Type	1	FORCED H/A	Effective Year Built		1978	
AC Type	03	FULL	Depreciation Code		AV	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		43	
Extra Fixtures	0		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		57	
Extra Kitchens	0		RCNLD		129,200	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	504		Dep Ovr Comment			
FBM Quality	1		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
03	GARAGE	OB	Outbuildi	L	308	32.00	1955	60	0.00	AV	A	1.00	5,900
14	SCRN HSE			L	132	20.00	1955	60	0.00	AV	A	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,008		33.24	33,502	
FFL	1ST FLOOR	1,152	1,152		165.85	191,060	
PAT	PATIO	0	255		8.46	2,156	
Ttl Gross Liv / Lease Area		1,152	2,415			226,718	

