

State Use 101
Print Date 11/14/2023 2:27:50 P

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
DUNCAN ARLENE DUNAN KALINA LYNN 40 REDSTONE DR EAST LONGMEADOW MA 01028 GIS ID F_381565_2856811												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	477700				477,700							
						DRAINAGE				VIEW		COMMUNITY		RES LAND		101	156600				156,600							
														RESIDNTL.		101	800				800							
						SUPPLEMENTAL DATA																						
Alt Prcl ID SP Permit Chapter Land OC Dates 12-16-2020 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#								Total		635,100		635,100										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)															
DUNCAN ARLENE DUNCAN ARLENE REDSTONE PONDS LLC TR				24452	0390	03-16-2022	U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				23620	0274	12-30-2020	U	I	560,000		1	2023	101	441,000	2022	101	405,300	2021	101	88,300								
				22438	0529	11-08-2018	U	V	471,000		1V	101	142,600	101	145,000	101	134,600											
												Total		584,100		Total		550,300		Total		222,900						
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)					477,700								
0001															Appraised Xf (B) Value (Bldg)					0								
												Appraised Ob (B) Value (Bldg)										800						
												Appraised Land Value (Bldg)										156,600						
												Special Land Value										0						
												Total Appraised Parcel Value										635,100						
												Valuation Method										C						
												Adjustment																
												Net Total Appraised Parcel Value										635,100						
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				
B-23-310		04-28-2023		62	SOLAR		26,978		0		12-16-2020		NEW SINGLE FAMIL		12-16-2020		07-08-2020					400	25	OC VISIT				
202001107		04-03-2020		2	DWELLING		220,000		07-08-2020		100											334	15	PERMIT VISIT				
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				40,000	SF	3.12	1.250	9	LAND	1.00	NG	1.00			0				1.000	3.9	156,000			
1	101	ONE FAM		RA				0.168	AC	7,000.00	1.000	0		0.50	NG	1.00	WET		0				1.000	3,500	600			
Total Card Land Units								1.09		AC	Parcel Total Land Area: 1.09								Total Land Value								156,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		114.07
Interior Floor 1	3	HARDWOOD	RCN		482,484
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2020
Heat Type	1	FORCED H/A	Effective Year Built		2020
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		1
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	N	NONE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		99
Extra Kitchens	0		RCNLD		477,700
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	1350		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	0		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	80	12.00	2021	70	0.00	GD	G	1.25	800

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,083		34.87	72,634
FFL	1ST FLOOR	2,103	2,103		174.18	366,305
GAR	GARAGE	0	588		69.61	40,933
OPF	OPEN PORCH	0	148		17.65	2,613
Ttl Gross Liv / Lease Area		2,103	4,922			482,484

