

State Use 101
Print Date 11-18-2024 8:34:29 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																				
DUGAN KATHERINE ANNE 71 WOOD AV EAST LONGMEADOW MA 01028 GIS ID F_374150_2855327				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed																							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	191600		191,600																							
												RES LAND		101	83600		83,600																							
												RESIDNTL.		101	4800		4,800																							
				SUPPLEMENTAL DATA																																				
				Alt Prcl ID SP Permit Chapter Land OC Dates 10/21/22-CC In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		280,000		280,000																						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																											
DUGAN KATHERINE ANNE PAH PROPERTIES LLC CHENVERT PROPERTIES LLC FIORE CHRISTINA M STONE FINANCING LLC,				24825 0534		12-01-2022		Q	I	290,000		00	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed																	
				24522 0058		04-28-2022		U	I	185,000		1	2024	101	177,100		2023	101	20,900		2022	101	132,200																	
				24521 0323		04-28-2022		U	I	161,000		1		101	83,600			101	76,000			101	69,100																	
				19739 0549		03-22-2013		U	I	162,500		1S		101	4,800			101	4,300			101	4,300																	
				13318 0334		06-24-2003		U	I	144,000			Total		265,500		Total		101,200		Total		205,600																	
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 Appraised BLDG. Value (Card) 191,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,800 Appraised Land Value (Bldg) 83,600 Special Land Value 0 Total Appraised Parcel Value 280,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 280,000																								
Nbhd			Nbhd Name			Tracing			Batch																															
0001						101			MF																															
NOTES																																								
																VISIT / CHANGE HISTORY																								
																Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp	Date Comp		Comments		Date		Type		Is	Id	Cd	Purpose/Result	
																B-23-131		02-28-2023		62	SOLAR		31,000		06-15-2023		100	06-15-2023		20 PANELS		03-20-2024					334	2	MEASURED	
																B-23-99		02-14-2023		91	INSULATION		4,000				0					06-15-2023					400	15	PERMIT VISIT	
202201738		05-18-2022		42	REPAIRS		10,000		10-26-2022		100	10-26-2022		REPAIR FAIR DAM		10-26-2022					400	3	MEAS+INSPCTD																	
65		04-01-1989		MN	Manual Note		5,700							GAR		02-08-2021					400	16	FIELDREV CHG																	
																03-14-2018					333	2	MEASURED																	
																01-07-2005					311	14	INSPECTED																	
																04-16-2004					250	22	MAILER SENT																	
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				8,250 SF		13.33	0.760	3	LAND	1.00	MF	1.00			0			1.000	10.13		83,600															
Total Card Land Units								0.19 AC		Parcel Total Land Area: 0.19								Total Land Value										83,600												

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	146.64	
Interior Floor 2	15	LAMINATE	RCN	248,893	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1947	
AC Type	01	NONE	Effective Year Built	1998	
Bedrooms	2		Depreciation Code	GV	
Full Baths	1		Remodel Rating	03	
Half Baths	1		Year Remodeled	2022	
Extra Fixtures	1		Depreciation %	23	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St	N	NONE	RCNLD	191,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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
03	GARAGE	OB	Outbuildi	L	216	32.00	1989	70	0.00	GD	A	1.00	4,800
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	77	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	744		32.79	24,398	
EFP	ENCL PORCH	0	96		81.87	7,860	
FFL	1ST FLOOR	761	761		163.75	124,610	
TQS	3/4 STORY	558	744		122.81	91,370	
WDK	WOOD DECK	0	18		36.39	655	
Ttl Gross Liv / Lease Area		1,319	2,363			248,893	

