Property Location 47 HELEN CR | Map ID 24/ 113/ 17/ / | Bldg Name | State Use 101
Vision ID 1329 | Account # 1364 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-18-2024 8:56:42 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
BECHARD THOMAS V				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
47 HELEN CIR				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA	
Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_380676_2854554

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	181000	181,000
RES LAND	101	110700	110,700
RESIDNTL.	101	8500	8,500
		Total	300,200	300,200

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BECHARD THOMAS V	18459	0437	09-15-2010	U	I	1	1A
BECHARD PHILLIP E ,	02598	0388	03-20-1958	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	167,500	2023	101	153,900	2022	101	139,200
	101	110,700		101	100,700		101	91,500
	101	8,500		101	6,700		101	6,700
	Total	286,700		Total	261,300		Total	237,400

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	181,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,500
Appraised Land Value (Bldg)	110,700
Special Land Value	0
Total Appraised Parcel Value	300,200
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	300,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
56	03-27-2009	12	REROOF	8,740				NVC
89	04-04-2008	12	REROOF	3,000		0		
271	08-24-2007	25	WINDOWS	3,805				3 REPLAEMENT IN
152	06-01-1987	MN	Manual Note	34,000				ADDITION

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-11-2018			333	2	MEASURED
12-03-2009			317	15	PERMIT VISIT
12-19-2008			317	15	PERMIT VISIT
01-18-2008			317	15	PERMIT VISIT
04-12-2004			317	14	INSPECTED
03-25-2004			AO	22	MAILER SENT
11-11-2003			274	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	RC				9,900	SF	11.18	1.000	5	LAND	1.00	MA	1.00			0			1.000	11.18	110,700
						Total Card Land Units	0.23	AC	Parcel Total Land Area:	0.23												Total Land Value	110,700

Property Location	47 HELEN CR		Map ID	24/ 113/ 17/ /	Bldg Name		State Use 101
Vision ID 1329		Account # 1364		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11-18-2024 8:56:42 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	01	NONE
Bedrooms	3	
Full Baths	2	
Half Baths	0	
Extra Fixtures	1	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	720	
FBM Quality	1	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

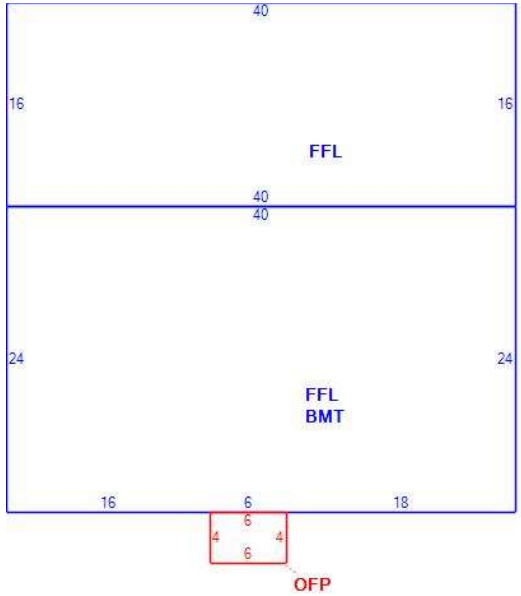
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	142.18
RCN	287,371
Net Other Adj	
Year Built	1952
Effective Year Built	1984
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	181,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	308	32.00	1960	60	0.00	AV	A	1.00	5,900
06	CARPORT			L	220	15.00	1960	60	0.00	AV	A	1.00	2,000
02	SHED/FR			L	36	12.00	1970	60	0.00	AV	A	1.00	300
02	SHED/FR			L	60	12.00	1985	50	0.00	FR	F	0.90	300

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	960		32.04	30,755
FFL	1ST FLOOR	1,600	1,600		160.18	256,295
OFP	OPEN PORCH	0	24		13.35	320
	Ttl Gross Liv / Lease Area	1,600	2,584			287,371