Property Location 15 GREENACRE LN | Map ID 26/ 54/ 6/ / | Bldg Name | State Use 101
Vision ID 1839 | Account # 1875 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2024 12:18:49

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
PRAY GREGORY J				
PRAY STEPHANIE	TOPO WET	EASEMENT	TRAFFIC	CORNER
15 GREENACRE LN	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_380569_2852154

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	224100	224,100
RES LAND	101	111900	111,900
RESIDNTL.	101	3600	3,600
Total		339,600	339,600

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
PRAY GREGORY J	23275	0171	06-23-2020	Q	I	275,000	00
SHEA MAUREEN A	19667	0264	02-01-2013	U	I	1	1F
KELLY MAUREEN A,	18231	0227	03-26-2010	U	I	238,000	
LIBARDI,SARA M	16489	0455	02-05-2007	U	I	210,000	
MAZZA,THOMAS P	12562	0562	09-05-2002	U	I	157,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	207,500	2023	101	190,900	2022	101	172,000
	101	111,900		101	101,700		101	92,500
	101	3,600		101	2,600		101	2,600
	Total	323,000		Total	295,200		Total	267,100

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

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	224,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,600
Appraised Land Value (Bldg)	111,900
Special Land Value	0
Total Appraised Parcel Value	339,600
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	339,600

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201203405	11-01-2012	18	CHIMNEY	0				NVC
115	05-07-2007	12	REROOF	1,500				

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
07-18-2019			334	2	MEASURED
05-29-2013			317	15	PERMIT VISIT
02-25-2011			317	16	FIELDREV CHG
01-31-2008			317	15	PERMIT VISIT
03-23-2004			250	22	MAILER SENT
10-17-2003			274	2	MEASURED
08-26-1980			500	3	MEAS+INSPCTD

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				12,054	SF	9.28	1.000	5	LAND	1.00	MA	1.00			0			1.000	9.28	111,900
Total Card Land Units							0.28	AC	Parcel Total Land Area:			0.28									Total Land Value		111,900

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.75	1 3/4 STORIES
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2		
Heat Fuel	1	OIL
Heat Type	3	FORCED H/W
AC Type	03	FULL
Bedrooms	4	
Full Baths	1	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	7	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	619	
FBM Quality	3	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues	1	

CONSTRUCTION DETAIL (CONTINUED)

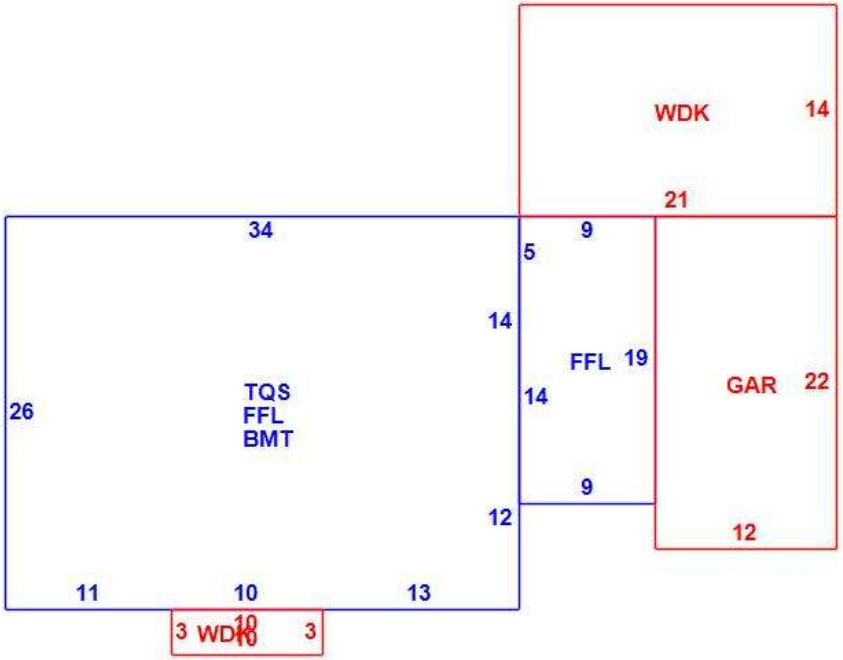
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	135.62
RCN	320,093
Net Other Adj	
Year Built	1952
Effective Year Built	1991
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	70
RCNLD	224,100
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
07	POOL A-C	OB	Outbuildi	L	24	69.00	1998	60	0.00	AV	A	1.00	1,000
02	SHED/FR			L	144	12.00	1981	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	180	15.00	1998	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	884		31.02	27,423
FFL	1ST FLOOR	1,055	1,055		154.93	163,455
GAR	GARAGE	0	264		62.21	16,423
TQS	3/4 STORY	663	884		116.20	102,721
WDK	WOOD DECK	0	324		31.08	10,071
	Ttl Gross Liv / Lease Area	1,718	3,411			320,093