

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
PRATT REGINA M 86 GATES AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	139800		139,800								
												RES LAND		101	113100		113,100								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	900		900								
				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#																					
GIS ID F_379039_2855639				Total																253,800		253,800			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
PRATT REGINA M				05884	0466	08-28-1985	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
											2024	101	128,900	2023	101	117,900	2022	101	104,100						
												101	113,100		101	102,900		101	93,600						
												101	900		101	600		101	600						
Total												242,900		Total		221,400		Total		198,300					
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY										
		Total																							
Nbhd						Nbhd Name				Tracing		Batch		APPRAISED VALUE SUMMARY											
0001								101		MA															
NOTES																		Appraised BLDG. Value (Card) 139,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 900 Appraised Land Value (Bldg) 113,100 Special Land Value 0 Total Appraised Parcel Value 253,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 253,800							
NO HEAT SFL																									
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		
201200203		01-30-2012		5	DEMOLITION		1,300							SHED		07-16-2019				1	334	3	MEAS+INSPCTD		
																05-11-2012					317	15	PERMIT VISIT		
																01-27-2012					317	16	FIELDREV CHG		
																04-29-2004					319	14	INSPECTED		
																04-05-2004					250	22	MAILER SENT		
																03-24-2004					316	2	MEASURED		
																04-10-1992					131	14	INSPECTED		
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				15,000	SF	7.54	1.000	5	LAND	1.00	MA	1.00			0			1.000	7.54	113,100	
Total Card Land Units								0.34	AC	Parcel Total Land Area: 0.34				Total Land Value										113,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	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	2	SOFTWOOD	Adj Base Rate	112.20	
Interior Floor 2	3	HARDWOOD	RCN	245,329	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1925	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	4		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	139,800	
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			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
02	SHED/FR			L	80	12.00	2005	60	0.00	AV	A	1.00	600
19	PATIO			L	64	8.00	2019	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	806		24.68	19,888
EFP	ENCL PORCH	0	104		61.76	6,424
FFL	1ST FLOOR	806	806		123.53	99,565
SFL	2ND FLOOR	806	806		123.53	99,565
UAT	UNFIN ATTC	0	806		24.68	19,888
Ttl Gross Liv / Lease Area		1,612	3,328			245,329

