

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
WESTERN MASS MANAGING GROU 55 EMPIRE ST CHICOPEE MA01013 GIS ID F_381077_2848647												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	419400		419,400									
												RES LAND		101	112800		112,800									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	700		700									
				SUPPLEMENTAL DATA								Total		532,900		532,900										
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
WESTERN MASS MANAGING GROUP LLC				24816	0510	11-23-2022		Q	V	385,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
PROSPECT HOUSING SOLUTIONS LLC				21889	0252	10-04-2017		U	I	100		1B	2024	101	273,000	2023	101	250,500	2022	101	226,100					
ISHAK RAIF S				21573	0590	02-21-2017		U	I	174,500		1		101	112,800		101	102,800		101	93,200					
TOMPKINS RUTH D				21564	0423	02-10-2017		U	I	1		1A		101	700		101	400		101	400					
TOMPKINS RUTH LE				20275	0457	05-09-2014		U	I	100		1A	Total		386,500	Total		353,700	Total		319,700					
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																										
ASSESSING NEIGHBORHOOD																		Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value								
Nbhd		Nbhd Name						Tracing			Batch															
0001								101			MA															
NOTES																										
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			
202203228		12-16-2022		9	ALTERATION		3,500		07-12-2023		100		07-12-2023		REMV WALL BETW		07-12-2023				334	15	PERMIT VISIT			
201900132		01-18-2019		42	REPAIRS		69,800		05-10-2019		100		05-10-2019		REPAIRS TO REAR		05-22-2019				334	15	PERMIT VISIT			
321		11-01-1994		MN	Manual Note		11,000								ADD REPAIR		06-18-2018				333	15	PERMIT VISIT			
																	05-04-2017				317	3	MEAS+INSPCTD			
																	06-01-2004				303	3	MEAS+INSPCTD			
																	01-19-1995				107	15	PERMIT VISIT			
																	02-06-1992				334	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				40,000	SF	3.12	1.000	5	LAND	1.00	MA	1.00					0	TRF2	0.9	1.000	2.81	112,400
1	101	ONE FAM		RC				0.060	AC	7,000.00	1.000	0		1.00	MA	1.00					0			1.000	7,000	400
Total Card Land Units								0.98	AC	Parcel Total Land Area: 0.98												Total Land Value				112,800

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+	AVG. (+)	Bsmt Garage	2	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	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	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	110.62	
Interior Floor 2	4	CARPET	RCN	505,326	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1965	
AC Type	02	PARTIAL	Effective Year Built	2004	
Bedrooms	5		Depreciation Code	VG	
Full Baths	4		Remodel Rating	03	
Half Baths	0		Year Remodeled	2024	
Extra Fixtures	4		Depreciation %	17	
Total Rooms	9		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St	N	NONE	RCNLD	419,400	
FBM Sqft	456		Dep % Ovr		
FBM Quality	1		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
02	SHED/FR			L	100	12.00	1973	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,448		27.57	67,487	
FFL	1ST FLOOR	2,448	2,448		137.73	337,159	
PAT	PATIO	0	464		6.83	3,168	
TQS	3/4 STORY	684	912		103.30	94,206	
WDK	WOOD DECK	0	120		27.55	3,305	
Ttl Gross Liv / Lease Area		3,132	6,392			505,326	

