

State Use 101
Print Date 11/21/2024 9:38:49 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																											
HOYLAND DANIEL R HOYLAND KELLY M 65 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375473_2852281												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																																				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	419700		419,700																																						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	109200		109,200																																						
				SUPPLEMENTAL DATA																																																			
Alt Prcl ID SP Permit Chapter Land OC Dates 10/4/18 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		528,900		528,900																																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																																							
HOYLAND DANIEL R BEDROCK FINANCIAL LLC TR TOWN OF EAST LONGMEADOW REED + ESTABROOK				22411		0051		10-19-2018		Q		I		385,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																													
				21746		0554		06-30-2017		U		I		85,600		1E		2024	101	387,800	2023	101	360,000	2022	101	324,300																													
				21467		0002		11-30-2016		U		I		0		1E			101	109,200		101	99,400		101	89,400																													
				05947		0181		11-20-1985		U		I		0		1A																																							
																Total		497,000		Total		459,400		Total		413,700																													
EXEMPTIONS						OTHER ASSESSMENTS														This signature acknowledges a visit by a Data Collector or Assessor																																			
Year	Code	Description				Amount		Code	Description				YEAR	Amount		Comm Int																																							
Total																																																							
ASSESSING NEIGHBORHOOD																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 419,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 109,200 Special Land Value 0 Total Appraised Parcel Value 528,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 528,900																																					
Nbhd		Nbhd Name				Tracing				Batch																																													
0001						101				NA																																													
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							
																																		201703117	12-19-2017	8	RENOVATION	124,000	06-19-2018	100	06-19-2018	REBUILD & ADD 2N	10-10-2018			400	25	OC VISIT							
																																		201702657	10-13-2017	5	DEMOLITION	9,000	06-19-2018	100	06-19-2018	HOUSE & GARAGE	06-19-2018			400	15	PERMIT VISIT							
																																											03-01-2018			333	15	PERMIT VISIT							
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	RB				20,000 SF	5.78	1.050	6	LAND	0.90	NA	1.00	TOP2		0		1.000	5.46	109,200
Total Card Land Units						0.46 AC		Parcel Total Land Area: 0.46						Total Land Value						109,200																																			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B+	GOOD (+)	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		125.00
Interior Floor 1	3	HARDWOOD	RCN		482,419
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2017
Heat Type	1	FORCED H/A	Effective Year Built		2018
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		3
Extra Fixtures	1		Functional Obsol		10
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		87
Extra Kitchens	0		RCNLD		419,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues					

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	900		35.29	31,761
FFL	1ST FLOOR	1,165	1,165		176.45	205,566
GAR	GARAGE	0	400		70.58	28,232
OFP	OPEN PORCH	0	80		17.65	1,412
SFL	2ND FLOOR	1,189	1,189		176.45	209,801
WDK	WOOD DECK	0	160		35.29	5,646
	Ttl Gross Liv / Lease Area	2,354	3,894			482,419

