

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
GRANGER MEGAN E 53 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375475_2852485												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	144300		144,300						
												RES LAND		101	107000		107,000						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2600		2,600						
				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#													
										Total						253,900		253,900					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
GRANGER MEGAN E FALK BRIAN A GALBRAITH E ROBERT +				21866 0190		09-20-2017		Q I				194,000 00				Year Code Assessed		Year Code Assessed		Year Code Assessed			
				09576 0098		07-31-1996		U I				106,000		2024 101 133,200		2023 101 124,000		2022 101 112,800					
				05710 0035		11-01-1984		U I				65,900		101 107,000		101 97,200		101 87,600					
														101 2,600		101 2,000		101 2,000					
				Total										242,800		Total		223,200		Total 202,400			
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor											
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage			
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
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		161.69	
Interior Floor 1	4	CARPET	RCN		229,072	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1973	
Heat Type	3	FORCED H/W	Effective Year Built		1984	
AC Type	03	FULL	Depreciation Code		AG	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		37	
Extra Fixtures	0		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		63	
Extra Kitchens	0		RCNLD		144,300	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	208		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	0		Cost to Cure Ovr Comment			
WS Flues						

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
08	POOL A-O			L	24	69.00	1999	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	90	15.00	1999	60	0.00	AV	A	1.00	800
02	SHED/FR			L	128	12.00	1999	50	0.00	FR	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,040		35.52	36,936	
FFL	1ST FLOOR	1,040	1,040		177.58	184,678	
WDK	WOOD DECK	0	212		35.18	7,458	
Ttl Gross Liv / Lease Area		1,040	2,292			229,072	

