

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
GEARY JOHN 78 OAK BROOK DR EAST LONGMEADOW MA 01028 GIS ID F_382278_2857051 Mailed										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	253500				253,500										
												RES LAND		101	123900				123,900										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	900				900										
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
										Total		378,300		378,300															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
GEARY JOHN DREWNOWSKI DIANE W LUSSIER PAUL A AMERICAN CLASSICS INC				08525 0334 08525 0332 07480 0414 00000 0000		08-13-1993 08-13-1993 06-19-1990		U U U I V V U		131,850 50,000 65,000 0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
														2024	101 101 101	237,100 123,900 900	2023	101 101 101	217,700 112,400 500	2022	101 101 101	198,900 101,400 500							
Total		361,900		Total		330,600		Total		300,800																			
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																													
Nbhd		Nbhd Name				Tracing		Batch																					
0001						101		NA																					
NOTES																													
SUB DIV #661																													
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	
201901949 116		05-29-2019 05-01-1993		91 MN		INSULATION Manual Note		2,700 128,000				0				DWELLING		03-19-2018 04-14-2004 03-17-2004 08-19-2003 02-10-1994						333 318 250 274 105		3 14 22 2 15		MEAS+INSPCTD INSPECTED MAILER SENT MEASURED 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		RA				25,090		SF	4.70	1.050	6	LAND	1.00	NA	1.00		0				1.000	4.94	123,900				
Total Card Land Units								0.58	AC	Parcel Total Land Area: 0.58				Total Land Value										123,900					

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	C	AVERAGE	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	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	136.37	
Interior Floor 2	5	LINO/VINYL	RCN	309,109	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1993	
AC Type	01	NONE	Effective Year Built	2003	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	18	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	82	
Extra Kitchen St			RCNLD	253,500	
FBM Sqft	653		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		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	120	12.00	2010	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	816		30.40	24,808
EFB	ENCL PORCH	0	168		76.10	12,784
FFL	1ST FLOOR	816	816		152.20	124,192
GAR	GARAGE	0	308		60.78	18,720
SFL	2ND FLOOR	816	816		152.20	124,192
WDK	WOOD DECK	0	144		30.65	4,414
Ttl Gross Liv / Lease Area		1,632	3,068			309,109

