

State Use 101
Print Date 11/21/2024 10:30:26

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
DURANT THAYER GINA M 43 MEADOW RD EAST LONGMEADOW MA 01028 GIS ID F_384662_2853930												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		231000		231,000																							
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		137000		137,000																							
												RESIDENTL.		101		2700		2,700																							
				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		370,700		370,700																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
DURANT THAYER GINA M CHAMPAGNE DAVID R LANE, PEARLE B LANE PAUL R + PEARLE B,				23344 0020		07-31-2020		Q		I		315,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				17725 0211		04-03-2009		U		I		1		1A		2024		101		213,700		2023		101		196,400		2022		101		177,700									
				BK10 0000		12-29-1997		U		I		1		1A				101		137,000				101		124,300		101		112,400											
				02753 0152		07-05-1960		U		I		0						101		2,700				101		500		101		500											
				Total												Total		353,400		Total		321,200		Total		290,600															
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 BLDG. Value (Card) 231,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,700 Appraised Land Value (Bldg) 137,000 Special Land Value 0 Total Appraised Parcel Value 370,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 370,700																							
Nbhd		Nbhd Name				Tracing		Batch																																	
0001						101		MG																																	
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													
202100122		01-08-2021		91		INSULATION		10,000		05-13-2016		0		05-13-2016		INCLUDES 16 WIND		05-13-2016						317		15		PERMIT VISIT													
201502421		08-17-2015		21		SIDING		10,000				100				FAMILY RM		12-28-2012						317		2		MEASURED													
107		01-01-1986		MN		Manual Note												12-19-2002						274		14		INSPECTED													
																		12-13-2002						250		22		MAILER SENT													
																		12-12-2002						274		2		MEASURED													
																		02-21-1992						170		3		MEAS+INSPCTD													
																		10-16-1980						500		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		RA								16,826		SF		6.78		1.200		7		LAND		1.00		MG		1.00				0		1.000		8.14		137,000	
Total Card Land Units														0.39		AC		Parcel Total Land Area: 0.39										Total Land Value										137,000			

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	AVERAGE	Bsmt Garage			
Stories	1.75	1 3/4 STORIES	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		132.95	
Interior Floor 1	3	HARDWOOD	RCN		330,022	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1956	
Heat Type	1	FORCED H/A	Effective Year Built		1991	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths			Depreciation %		30	
Extra Fixtures	0		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		70	
Extra Kitchens	0		RCNLD		231,000	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	400		Dep Ovr Comment			
FBM Quality	3		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						

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
19	PATIO			L	144	8.00	1965	60	0.00	AV	A	1.00	700
02	SHED/FR			L	192	12.00	2020	70	0.00	GD	G	1.25	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		29.96	27,327	
FFL	1ST FLOOR	1,304	1,304		150.15	195,791	
GAR	GARAGE	0	308		59.96	18,468	
TQS	3/4 STORY	445	593		112.67	66,815	
UTQ	UNFIN TQS	0	319		67.78	21,621	
Ttl Gross Liv / Lease Area		1,749	3,436			330,022	

