

State Use 101
Print Date 11/21/2024 11:49:07 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
MAGDALENSKY BRYAN DEGRAY NICOLE 190 SOMERS RD EAST LONGMEADOW MA 01028 GIS ID F_384234_2847860												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	149400		149,400								
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	114300		114,300								
												RESIDNTL.		101	700		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		264,400		264,400							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
MAGDALENSKY BRYAN HERRICK CHAD P FAHEY JOSEPH P FAHEY JOSEPH P + BARRY				24674	0284	08-09-2022	Q	I	267,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				20422	0464	09-11-2014	U	I	140,000		1	2024	101	138,200	2023	101	127,100	2022	101	98,200					
				09917	0257	07-01-1997	U	I	1		1A	101	114,300	101	104,300	101	104,300	101	94,700						
				06967	0197	09-16-1988	U	I	1		1F	101	700	101	400	101	400								
				06967	0196	09-16-1988	U	I	1		1F														
Total												253,200		Total		231,800		Total		193,300					
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) 149,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 114,300 Special Land Value 0 Total Appraised Parcel Value 264,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 264,400									
Nbhd		Nbhd Name				Tracing				Batch															
0001						101				MA															
NOTES																BK 19962 P 299 8/8/13 PROVIDES JT INFORMATION PS# 1155 REDUCES AC TO 1.474									
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			
54		04-01-1991		MN	Manual Note		500					SHED				04-05-2018 04-10-2009 10-29-2002 04-07-1992 09-10-1980				333 317 274 170 500	2 3 3 3 3	MEASURED MEAS+INSPCTD MEAS+INSPCTD MEAS+INSPCTD 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				40,000	SF	3.12	1.000	5	LAND	1.00	MA	1.00	WWDA			0	TRF2	0.9	1.000	2.81	112,400
1	101	ONE FAM		RA				0.550	AC	7,000.00	1.000	0		0.50	MA	1.00				0			1.000	3,500	1,900
Total Card Land Units								1.47	AC	Parcel Total Land Area:				1.47	Total Land Value								114,300		

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	2	CONC BLOCK	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	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		153.23	
Interior Floor 1	4	CARPET	RCN		237,083	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1950	
Heat Type	1	FORCED H/A	Effective Year Built		1984	
AC Type	03	FULL	Depreciation Code		AG	
Bedrooms	2		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		37	
Extra Fixtures	0		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		63	
Extra Kitchens	0		RCNLD		149,400	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	460		Dep Ovr Comment			
FBM Quality	1		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
02	SHED/FR			L	96	12.00	1990	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	832		34.68	28,853	
EFP	ENCL PORCH	0	224		86.91	19,467	
FFL	1ST FLOOR	976	976		173.81	169,643	
GAR	GARAGE	0	240		69.53	16,686	
WDK	WOOD DECK	0	72		33.80	2,433	
Ttl Gross Liv / Lease Area		976	2,344			237,083	

