

State Use 101
Print Date 11/22/2024 8:25:05 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
GLOSTER JUSTIN R GLOSTER MEAGAN E 56 LYNWOOD RD EAST LONGMEADOW MA 01028 GIS ID F_384700_2857280												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	201900		201,900																		
												RES LAND		101	83800		83,800																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2400		2,400																		
				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		288,100		288,100																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
GLOSTER JUSTIN R REYES DENNIS J COTE WAYNE J COTE WALTER J JR, COTE WALTER J ,				23557		0291		11-25-2020		Q		I		242,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
				20872		0563		09-15-2015		Q		I		171,900		00		2024	101	186,400	2023	101	170,900	2022	101	153,000									
				17783		0092		05-11-2009		U		I		100		1A			101	83,800		101	76,300		101	69,300									
				11271		0345		07-19-2000		U		I		1		1A			101	2,400		101	1,600		101	1,600									
				03224		0583		11-02-1966		U		I		0				Total		272,600	Total		248,800	Total		223,900									
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												APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 201,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,400 Appraised Land Value (Bldg) 83,800 Special Land Value 0 Total Appraised Parcel Value 288,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 288,100																							
Nbhd		Nbhd Name				Tracing				Batch																									
0001						101				MF																									
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						
												202200937	03-21-2022	62	SOLAR		17,745	04-22-2022	100	04-22-2022	FRONT			08-01-2019			334	11	ENTRY DENIED						
												201701836	06-16-2017	91	INSULATION		3,512		0		PELLET STOVE N			03-02-2012			317	15	PERMIT VISIT						
11	01-07-2011	20	WOOD STOVE		3,820				4.5X7 - 4.5X16			04-14-2011			317	3	MEAS+INSPCTD																		
44	03-10-2009	33	WCHAIR RAMP		1,000				SHED			12-15-2009			317	15	PERMIT VISIT																		
147	07-10-1997	MN	Manual Note		800				ADDITION			09-18-2002			250	22	MAILER SENT																		
279	09-01-1987	MN	Manual Note		20,000							09-17-2002			274	2	MEASURED																		
												01-20-1998												200											
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				9,082	SF	12.15	0.760	3	LAND	1.00	MF	1.00			0		1.000	9.23	83,800													
Total Card Land Units							0.21	AC	Parcel Total Land Area: 0.21							Total Land Value							83,800												

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	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	140.03	
Interior Floor 2			RCN	288,480	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	201,900	
FBM Sqft			Dep % Ovr		
FBM Quality			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	192	12.00	1997	60	0.00	AV	A	1.00	1,400
40	LEAN-TO			L	198	8.00	1999	60	0.00	AV	A	1.00	1,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2022	70	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	984		30.84	30,342	
EFP	ENCL PORCH	0	120		77.01	9,241	
FFL	1ST FLOOR	984	984		154.02	151,556	
HST	HALF STORY	240	480		77.01	36,965	
OPF	OPEN PORCH	0	72		14.97	1,078	
PAT	PATIO	0	144		7.49	1,078	
TQS	3/4 STORY	378	504		115.52	58,220	
Ttl Gross Liv / Lease Area		1,602	3,288			288,480	

