

State Use 101
Print Date 11/22/2024 9:00:02 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
FLYNN THOMAS FLYNN CATHY 73 HILLSIDE DR EAST LONGMEADOW MA 01028 GIS ID F_384974_2851636												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	201300		201,300																										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	136400		136,400																										
												RESIDENTL.		101	1700		1,700																										
				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		339,400		339,400																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
FLYNN THOMAS IMPAGNATIELLO JOSEPH J + GINA BARAN PETER S				24560		0218		05-24-2022		Q		I		379,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																	
				20845		0208		08-26-2015		Q		I		255,000		00		2024	101	187,100	2023	101	172,900	2022	101	150,900																	
				05638		0465		06-25-1984		U		I		72,500					101	136,400		101	124,100		101	111,900																	
																			101	1,700		101	400		101	400																	
										Total				325,200				Total		297,400		Total		263,200																			
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) 201,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,700 Appraised Land Value (Bldg) 136,400 Special Land Value 0 Total Appraised Parcel Value 339,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 339,400																							
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				
																B-23-668	09-25-2023		62	SOLAR		49,000		06-07-2024		100				27 PANELS		06-07-2024					450	15	PERMIT VISIT				
																202202760	09-21-2022		42	REPAIRS		8,000		06-30-2023		100		06-30-2023		CHNG ROTTED HE		06-30-2023					333	15	PERMIT VISIT				
																202202482	08-05-2022		11	POOL		14,514		06-30-2023		100		06-30-2023		AG POOL		03-30-2017					317	15	PERMIT VISIT				
201602748	10-27-2016		20	WOOD STOVE		3,200		03-30-2017		100		03-30-2017		NVC		09-18-2015					317	3	MEAS+INSPECTD																				
58	01-01-1986		MN	Manual Note										DECK		11-13-2009					105	14	INSPECTED																				
202202166			GEN	GENERATOR		14,239		06-30-2023		100		06-30-2023				10-09-2009					317	2	MEASURED																				
																08-15-2002					274	14	INSPECTED																				
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				16,050	SF	7.08	1.200	7	LAND	1.00	MG	1.00				0			1.000	8.5	136,400																		
Total Card Land Units								0.37	AC	Parcel Total Land Area: 0.37								Total Land Value										136,400															

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	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	147.12	
Interior Floor 2			RCN	287,553	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1960	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	3		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St	N	NONE	RCNLD	201,300	
FBM Sqft	576		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		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	96	12.00	2013	60	0.00	AV	A	1.00	700
GEN	GENERATO			B	1	0.00	2022	70	1.00	AV	A	1.00	0
08	POOLA-O			L	21	69.00	2022	70	0.00	GD	A	1.00	1,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	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	1,152		35.20	40,550	
FFL	1ST FLOOR	1,152	1,152		176.30	203,103	
GAR	GARAGE	0	462		70.60	32,616	
WDK	WOOD DECK	0	321		35.15	11,284	
Ttl Gross Liv / Lease Area		1,152	3,087			287,553	

