

State Use 101
Print Date 11/22/2024 10:36:25

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																											
HARPER CONNOR J 328 MAPLE ST EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		188300		188,300																					
												RES LAND		101		104000		104,000																					
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		5000		5,000																					
				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		297,300		297,300																					
GIS ID F_375116_2847825																																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
HARPER CONNOR J DENALI PROPERTIES LLC ROBINSON GEORGE B				25079 0108		07-14-2023		Q		I		330,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed							
				24340 0344		01-04-2022		U		I		170,000		1		2024		101		174,400		2023		101		93,200		2022		101		78,100							
				04461 0117		08-01-1977		U		I		0						101		104,000				101		94,600				101		86,000							
																		101		5,000				101		4,200				101		4,200							
				Total												Total		283,400		Total		192,000		Total		168,300													
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 BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																													
Nbhd		Nbhd Name				Tracing														Batch																			
0001						101														MA																			
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	
										202201273		04-08-2022		9		ALTERATION		5,000		02-21-2023		100		02-21-2023		SIDING, NEW FRNT		02-21-2023						400		15		PERMIT VISIT	
										294		01-01-1985		MN		Manual Note										SHED		06-16-2022						334		15		PERMIT VISIT	
																				01-22-2016 105 2 MEASURED																			
																				03-25-2004 317 2 MEASURED																			
																				04-01-1992 107 22 MAILER SENT																			
																				09-21-1990 131 2 MEASURED																			
																				04-30-1980 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		RB				20,000	SF	5.78	1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	5.2	104,000														
Total Card Land Units								0.46	AC	Parcel Total Land Area: 0.46								Total Land Value								104,000													

CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	
MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0
COST / MARKET VALUATION		
Adj Base Rate	120.54	
RCN	244,583	
Net Other Adj		
Year Built	1940	
Effective Year Built	1998	
Depreciation Code	GV	
Remodel Rating	04	
Year Remodeled	2022	
Depreciation %	23	
Functional Obsol		
External Obsol		
Cost Trend Factor	1	
Condition		
% Complete		
Overall % Condition	77	
RCNLD	188,300	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

XF - BUILDING EXTRA FEATURES(B)							
Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
2.00	1950	50	0.00	FR	F	0.90	4,000
2.00	1985	60	0.00	AV	A	1.00	1,000

SUMMARY SECTION				
ing	Gross	Eff Area	Unit Cost	Undeprec Value
0	988		26.93	26,608
0	40		67.19	2,688
1,086	1,086		134.39	145,944
494	988		67.19	66,387
0	324		6.64	2,150
0	28		28.80	806
1,580	3,454			244,583

