

State Use 101
Print Date 11/22/2024 10:50:06

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
VON FLATERN NEIL F VON FLATERN GINA M 31 MARSHALL ST EAST LONGMEADOW MA 01028 GIS ID F_376562_2847793												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	182500		182,500												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	113900		113,900												
												RESIDNTL.		101	10500		10,500												
				SUPPLEMENTAL DATA										Total		306,900		306,900											
Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
VON FLATERN NEIL F VON FLATERN NEIL F +, VON FLATERN NEIL F + HUBACH GARY C				15245	0518	08-08-2005	U	I			100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				08672	0252	12-14-1993	U	I			1	1A	2024	101	168,800	2023	101	155,000	2022	101	139,300								
				07335	0306	12-01-1989	U	I			153,000			101	113,900		101	103,600		101	94,100								
				04188	0048	10-10-1975	U	I			0			101	10,500		101	9,100		101	9,100								
				Total												Total	293,200	Total	267,700	Total	242,500								
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																													
Nbhd		Nbhd Name				Tracing				Batch																			
0001						101				MA																			
NOTES																													
												Appraised BLDG. Value (Card)								182,500									
												Appraised Xf (B) Value (Bldg)								0									
												Appraised Ob (B) Value (Bldg)								10,500									
												Appraised Land Value (Bldg)								113,900									
												Special Land Value								0									
												Total Appraised Parcel Value								306,900									
												Valuation Method								C									
Adjustment																													
Net Total Appraised Parcel Value								306,900																					
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	
190		01-01-1986 01-01-1977		MN MN		Manual Note Manual Note		200								ADDITION OFF		01-04-2016 03-29-2004 07-14-1992 04-01-1992 09-14-1990 04-25-1980		02				317 311 190 107 131 500		2 3 14 22 2 3		MEASURED MEAS+INSPCTD INSPECTED MAILER SENT MEASURED 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				16,366	SF	6.96	1.000	5	LAND	1.00	MA	1.00					0			1.000	6.96	113,900			
Total Card Land Units								0.38	AC	Parcel Total Land Area: 0.38								Total Land Value								113,900			

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	2	CONC BLOCK	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	4	CARPET	Adj Base Rate	141.30	
Interior Floor 2	3	HARDWOOD	RCN	289,696	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1955	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	182,500	
FBM Sqft	456		Dep % Ovr		
FBM Quality	1		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
03	GARAGE	OB	Outbuildi	L	440	32.00	1955	60	0.00	AV	A	1.00	8,400
02	SHED/FR			L	120	12.00	1955	60	0.00	AV	A	1.00	900
28	B-BALL C			L	1	0.00	2003	60	0.00	AV	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		31.66	28,874	
EFB	ENCL PORCH	0	96		79.33	7,615	
FFL	1ST FLOOR	912	912		158.65	144,689	
TQS	3/4 STORY	684	912		118.99	108,517	
Ttl Gross Liv / Lease Area		1,596	2,832			289,696	

