Property Location 41 HAMPDEN RD | Map ID 65/ 30A/ 0/ / | Bldg Name | State Use 101
Vision ID 4908 | Account # 4983 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2024 11:32:14 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
THURNER JOHN E				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
41 HAMPDEN RD				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_388583_2845693

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit HO:HO	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	175900	175,900
RES LAND	101	123400	123,400
	Total	299,300	299,300

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
THURNER JOHN E	10566	0220	12-11-1998	U	I	1	1A
THURNER JOHN + BEATRICE E,	01961	0090	09-29-1948	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	162,300	2023	101	148,800	2022	101	134,100
	101	123,400		101	112,200		101	101,100
	Total	285,700		Total	261,000		Total	235,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MG

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	175,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	123,400
Special Land Value	0
Total Appraised Parcel Value	299,300
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	299,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-23-846	12-01-2023	91	INSULATION	5,000		0		

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
04-12-2018			333	3	MEAS+INSPCTD
05-03-2007			311	3	MEAS+INSPCTD
05-25-2000			247	14	INSPECTED
05-05-2000			247	2	MEASURED
03-16-1992			170	3	MEAS+INSPCTD
01-30-1981			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	RA				17,025	SF	6.71	1.200	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	7.25	123,400
						Total Card Land Units	0.39	AC	Parcel Total Land Area:			0.39										Total Land Value	123,400

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.50	1 1/2 STORIES
Foundation	2	CONC BLOCK
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	2	
Full Baths	1	
Half Baths	0	
Extra Fixtures	2	
Total Rooms	5	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

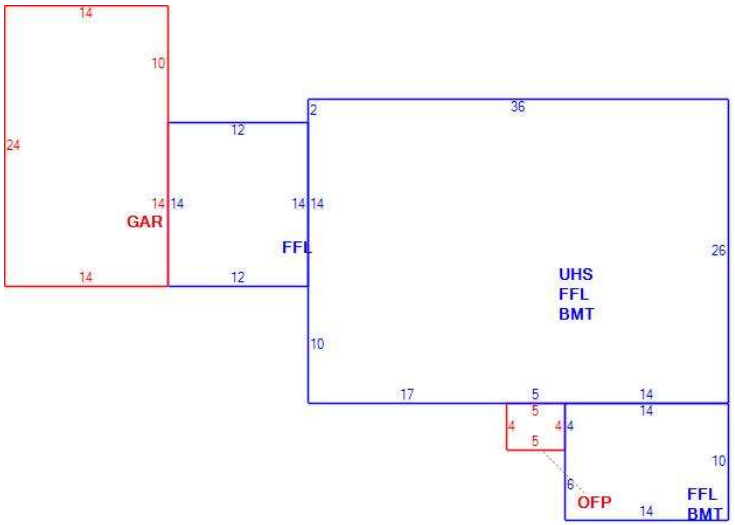
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	135.75
RCN	279,155
Net Other Adj	
Year Built	1948
Effective Year Built	1984
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	175,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,076		29.73	31,993
FFL	1ST FLOOR	1,244	1,244		148.80	185,111
GAR	GARAGE	0	336		59.34	19,940
OFP	OPEN PORCH	0	20		14.88	298
UHS	UNFIN HALF STORY	0	936		44.67	41,814
	Ttl Gross Liv / Lease Area	1,244	3,612			279,155