

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
HOWELL KATHERINE 475 SOMERS RD EAST LONGMEADOW MA 01028 GIS ID F_388974_2844450 Mailed												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	330500			330,500												
												RES LAND		101	149100			149,100												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	18600			18,600												
				SUPPLEMENTAL DATA																										
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																						
				Total										498,200			498,200													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																	
HOWELL KATHERINE HOWELL JUSTIN CARTER,FLORENCE M				25429 0442		05-23-2024		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
				16086 0234		07-25-2006		U	I	230,000		1A	2024	101	305,000	2023	101	279,500	2022	101	251,700									
				01874 0256		06-19-1947		U	I	0				101	149,100		101	137,100		101	124,700									
														101	18,600		101	15,500		101	15,500									
														Total	472,700		Total	432,100		Total	391,900									
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												APPRAISED VALUE SUMMARY														
Nbhd		Nbhd Name						Tracing			Batch																			
0001								101			MG																			
NOTES																														
INT EST 3/17																														
																Appraised BLDG. Value (Card)										330,500				
																Appraised Xf (B) Value (Bldg)										0				
																Appraised Ob (B) Value (Bldg)										18,600				
																Appraised Land Value (Bldg)										149,100				
																Special Land Value										0				
																Total Appraised Parcel Value										498,200				
																Valuation Method										C				
																Adjustment														
																Net Total Appraised Parcel Value										498,200				
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							
202200732		03-29-2022		91	INSULATION		907		04-15-2016		0			2ND FL DORMER W		03-03-2017					317	15	PERMIT VISIT							
201401770		06-03-2014		4	ADDITION		25,000		70			04-15-2016				317	15	PERMIT VISIT												
												05-22-2015				317	14	INSPECTED												
												01-30-2009				317	15	PERMIT VISIT												
												03-13-2008				350	15	PERMIT VISIT												
												03-23-2007				311	3	MEAS+INSPCTD												
												05-17-2000		247	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				40,000		SF	3.12	1.200	7	LAND	1.00	MG	1.00			0			TRF2	0.9	1.000	3.37		134,800		
1	101	ONE FAM		RA				2.040		AC	7,000.00	1.000	0		1.00	MG	1.00			0					1.000	7,000		14,300		
Total Card Land Units								2.96		AC	Parcel Total Land Area: 2.96														Total Land Value				149,100	

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+	AVG. (+)	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	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	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	1	PLYWOOD	Adj Base Rate		126.12
Interior Floor 2			RCN		398,135
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1840
AC Type	01	NONE	Effective Year Built		2004
Bedrooms	6		Depreciation Code		VG
Full Baths	3		Remodel Rating		04
Half Baths	0		Year Remodeled		2014
Extra Fixtures	0		Depreciation %		17
Total Rooms	10		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		83
Extra Kitchen St			RCNLD		330,500
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
32	BARN/LFT			L	361	25.00	1943	50	0.00	FR	F	0.90	4,100
04	GARAGE/L			L	576	36.00	2006	70	0.00	GD	A	1.00	14,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	600		30.12	18,070	
CFL	CATHEDRAL CE	200	200		155.10	31,020	
FFL	1ST FLOOR	1,269	1,269		150.58	191,087	
OPF	OPEN PORCH	0	180		15.06	2,710	
SFL	2ND FLOOR	289	289		150.58	43,518	
TQS	3/4 STORY	735	980		112.94	110,677	
WDK	WOOD DECK	0	35		30.12	1,054	
Ttl Gross Liv / Lease Area		2,493	3,553			398,135	

