Property Location 7 GREENACRE LN | Map ID 26/ 176/ 2/ / | Bldg Name | State Use 101
Vision ID 6540 | Account # 6644 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/25/2024 7:14:13 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
TRAN THANH				
TRAN BRIAN	TOPO WET	EASEMENT	TRAFFIC	CORNER
7 GREENACRE LN	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

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

GIS ID F_380471_2852177

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	370400	370,400
RES LAND	101	111200	111,200
RESIDNTL.	101	1600	1,600
Total		483,200	483,200

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
TRAN THANH	22709	0175	06-14-2019	Q	I	390,000	00
PREDMORE MAGGI D	18277	0052	04-14-2010	U	I	323,000	
TUTHILL,ROBERT D	14844	0471	02-18-2005	U	I	325,000	
CARABETTA,MICHAEL	14707	0067	12-09-2004	U	V	95,000	
STOCKLEY JOAN S,	04867	0053	11-16-1979	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	341,300	2023	101	313,400	2022	101	282,600
	101	111,200		101	101,100		101	91,900
	Total	452,500		Total	414,500		Total	374,500

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	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	370,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,600
Appraised Land Value (Bldg)	111,200
Special Land Value	0
Total Appraised Parcel Value	483,200
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	483,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-23-693	09-29-2023	62	SOLAR	14,805	06-13-2024	0		1/25/24 CANCELLE
B-23-3	01-05-2023	91	INSULATION	6,000		0		
285	09-14-2004	2	DWELLING	120,000				OC 2/25/2005

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-13-2024			450	15	PERMIT VISIT
07-18-2019			334	2	MEASURED
02-25-2011			317	16	FIELDREV CHG
06-30-2010			400	13	MISSED APPT
12-29-2004			311	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	RC				10,933	SF	10.17	1.000	5	LAND	1.00	MA	1.00			0			1.000	10.17	111,200
Total Card Land Units							0.25	AC	Parcel Total Land Area:			0.25									Total Land Value		111,200

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	2	
Total Rooms	7	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues	0	

CONSTRUCTION DETAIL (CONTINUED)

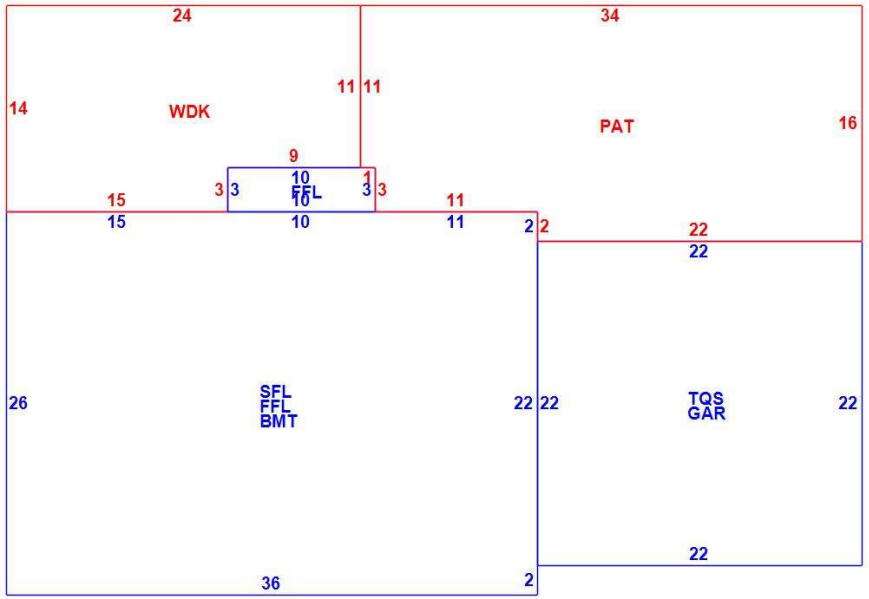
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	125.00
RCN	416,169
Net Other Adj	
Year Built	2004
Effective Year Built	2010
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	89
RCNLD	370,400
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
02	SHED/FR			L	224	12.00	2021	60	0.00	AV	A	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	936		30.41	28,465
FFL	1ST FLOOR	966	966		152.22	147,044
GAR	GARAGE	0	484		61.01	29,531
PAT	PATIO	0	517		7.66	3,958
SFL	2ND FLOOR	936	936		152.22	142,478
TQS	3/4 STORY	363	484		114.16	55,256
WDK	WOOD DECK	0	309		30.54	9,438
	Ttl Gross Liv / Lease Area	2,265	4,632			416,169