

State Use 101
Print Date 11/25/2024 8:10:40 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
HANIFAN THOMAS + DONNA 30 PONDVIEW DR EAST LONGMEADOW MA 01028 GIS ID F_385880_2856878												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	504100		504,100						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	188700		188,700						
												RESIDNTL.		101	1600		1,600						
				SUPPLEMENTAL DATA												Total		694,400		694,400			
Alt Prcl ID SP Permit Chapter Land OC Dates 7/24/2015 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)							
HANIFAN THOMAS + DONNA JOSEPH CHAPDELAINE + SONS INC EAST LONGMEADOW GROUP INVENTORS EAST LONGMEADOW GROUP ,INVENTORS EAST LONGMEADOW RETIREMENTLLC ,FA				20456	0115	10-08-2014	U	V	140,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				20151	0213	12-30-2013	U	V	250,000		1V	2024	101	470,200	2023	101	435,500	2022	101	396,500			
				19822	0560	05-16-2013	U	V	1		1F	101	188,700	101	169,800	101	174,300						
				19427	0250	09-04-2012	U	I	1		1B	101	1,600	101	1,000	101	1,000						
				16116	0294	08-09-2006	U	V	1,350,000		1	Total	660,500	Total	606,300	Total	571,800						
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 VALUE SUMMARY Appraised BLDG. Value (Card) 504,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,600 Appraised Land Value (Bldg) 188,700 Special Land Value 0 Total Appraised Parcel Value 694,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 694,400											
Nbhd		Nbhd Name				Tracing				Batch													
0001						101				MG													
NOTES																							
SUB DIV 893-SUB DIV 1011 FY15 PLAN 1118 BK PG 368-98 TAKEN FROM PAREL 58-1-D																							
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						
201402699	10-23-2014	2	DWELLING		425,000	06-24-2015	100		OC 7/24/2015 1920			03-03-2017			317	15	PERMIT VISIT						
												06-24-2016			317	15	PERMIT VISIT						
												03-11-2016			317	15	PERMIT VISIT						
												07-23-2015			400	25	OC VISIT						
												06-24-2015			317	15	PERMIT VISIT						
												05-08-2015			317	2	MEASURED						
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				30,531 SF	3.99	1.550	2	LAND	1.00	NS	1.00			0		1.000	6.18	188,700		
Total Card Land Units							0.70	AC	Parcel Total Land Area: 0.70							Total Land Value							188,700

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	B	GOOD	Bsmt Garage	0	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	113.80	
Interior Floor 1	3	HARDWOOD	RCN	536,314	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2014	
Heat Type	1	FORCED H/A	Effective Year Built	2015	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	6	
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	94	
Extra Kitchens	0		RCNLD	504,100	
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues	0				

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	192	12.00	2016	70	0.00	GD	A	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,888		30.47	57,527	
FFL	1ST FLOOR	1,888	1,888		152.19	287,333	
GAR	GARAGE	0	840		60.88	51,136	
HST	HALF STORY	48	95		76.90	7,305	
OPF	OPEN PORCH	0	96		15.85	1,522	
PAT	PATIO	0	378		7.65	2,892	
SFL	2ND FLOOR	608	608		152.19	92,531	
UAT	UNFIN ATTC	0	1,185		30.44	36,069	
Ttl Gross Liv / Lease Area		2,544	6,978			536,314	

