

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT					
FLAHIVE EILEEN J FLAHIVE CHESTER G III 37 BAYNE ST  EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed	1006  EAST LONGMEADOW	
		<b>TOPO WET</b>	<b>EASEMENT</b>	<b>TRAFFIC</b>	<b>CORNER</b>	RESIDNTL.	101	297000	297,000		
		<b>DRAINAGE</b>		<b>VIEW</b>	<b>COMMUNITY</b>	RES LAND	101	112000	112,000		
						RESIDNTL.	101	13500	13,500		
<b>SUPPLEMENTAL DATA</b>											
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed			Received NIA Field 8 Field 9 Field 10 Assoc Pid#			Total		422,500	422,500

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FLAHIVE EILEEN J		08868	0545	06-24-1994	U	I	143,500	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
KROL FRANK J JR		07714	0049	05-29-1991	U	I	147,500	2024	101	274,800	2023	101	252,500	2022	101	227,800
MANCINI GEORGE A JR +		06575	0089	07-29-1987	U	I	136,000		101	112,000		101	101,900		101	92,600
REDINGTON		03440	0487	07-21-1969	U	I	0		101	13,500		101	13,400		101	13,400
Total								400,300		Total		367,800		Total		333,800

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											
Nbhd	Nbhd Name		Tracing		Batch												
0001			101		MA												
NOTES																	
Appraised BLDG. Value (Card)												297,000					
Appraised Xf (B) Value (Bldg)												0					
Appraised Ob (B) Value (Bldg)												13,500					
Appraised Land Value (Bldg)												112,000					
Special Land Value												0					
Total Appraised Parcel Value												422,500					
Valuation Method												C					
Adjustment																	
Net Total Appraised Parcel Value												422,500					

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			
131	06-06-2001	7	REMODEL	30,000				KTCHN & FMLY RM; POOL I DORMER	02-19-2016			317	2	MEASURED			
92	05-20-1997	MN	Manual Note	10,000					04-16-2004				317	14	INSPECTED		
325	10-01-1987	MN	Manual Note	3,400					03-31-2004				AO	22	MAILER SENT		
									02-02-2004				296	15	PERMIT VISIT		
									11-25-2003				274	2	MEASURED		
									01-14-2003				274	15	PERMIT VISIT		
									02-07-2002				274	15	PERMIT VISIT		

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				12,348 SF	9.07	1.000	5	LAND	1.00	MA	1.00		0			1.000	9.07	112,000	
Total Card Land Units							0.28	AC	Parcel Total Land Area:				0.28								Total Land Value	112,000

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	2	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	<b>MIXED USE</b>		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	<b>COST / MARKET VALUATION</b>		
Interior Wall 2	4	SOLID WOOD	Adj Base Rate		128.57
Interior Floor 1	4	CARPET	RCN		357,854
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1953
Heat Type	1	FORCED H/A	Effective Year Built		2004
AC Type	01	NONE	Depreciation Code		VG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		17
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		83
Extra Kitchens	0		RCNLD		297,000
Extra Kitchen St			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	2		Cost to Cure Ovr Comment		
WS Flues					

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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1997	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	40	12.00	1953	60	0.00	AV	F	0.90	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,488		29.06	43,244	
FFL	1ST FLOOR	1,488	1,488		145.12	215,931	
HST	HALF STORY	156	312		72.56	22,638	
TQS	3/4 STORY	486	648		108.84	70,526	
WDK	WOOD DECK	0	192		28.72	5,514	
Ttl Gross Liv / Lease Area		2,130	4,128			357,854	

