

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
DUNCAN ARLENE DUNAN KALINA LYNN 40 REDSTONE DR EAST LONGMEADOW MA 01028 GIS ID F_381565_2856811 Mailed												Description		Code	Appraised			Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	509100			509,100								
												RES LAND		101	156600			156,600								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	800			800								
				SUPPLEMENTAL DATA																						
				Alt Prcl ID SP Permit Chapter Land OC Dates 12-16-2020 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																
				Total										666,500			666,500									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
DUNCAN ARLENE DUNCAN ARLENE REDSTONE PONDS LLC TR				24452 0390		03-16-2022		U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				23620 0274		12-30-2020		U	I	560,000		1	2024	101	477,700	2023	101	441,000	2022	101	405,300					
				22438 0529		11-08-2018		U	V	471,000		1V	101	156,600	101	142,600	101	500	101	145,000						
													Total	635,100	Total	584,100	Total	550,300								
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																										
NOTES																										
PS#1166 LOT 19																Appraised BLDG. Value (Card)										
PLAN 385/32-34																Appraised Xf (B) Value (Bldg)										
RECHECK FOR SOLAR 6/2023																Appraised Ob (B) Value (Bldg)										
																Appraised Land Value (Bldg)										
																Special Land Value										
																Total Appraised Parcel Value										
																Valuation Method										
																Adjustment										
																Net Total Appraised Parcel Value										
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			
B-23-310		04-28-2023		62	SOLAR		26,978				0			WITHDRAWN		12-16-2020					400	25	OC VISIT			
202001107		04-03-2020		2	DWELLING		220,000		07-08-2020		100	12-16-2020		NEW SINGLE FAMIL		07-08-2020					334	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		RA				40,000		SF	3.12	1.250	9	LAND	1.00	NG	1.00				0		1.000	3.9		156,000
1	101	ONE FAM		RA				0.168		AC	7,000.00	1.000	0		0.50	NG	1.00	WET			0		1.000	3,500		600
Total Card Land Units								1.09	AC	Parcel Total Land Area: 1.09				Total Land Value										156,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B+	GOOD (+)	Bsmt Garage	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		124.60
Interior Floor 1	3	HARDWOOD	RCN		519,527
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2020
Heat Type	1	FORCED H/A	Effective Year Built		2019
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		2
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	N	NONE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		98
Extra Kitchens	0		RCNLD		509,100
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	1350		Dep Ovr Comment		
FBM Quality	5		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	80	12.00	2021	70	0.00	GD	G	1.25	800

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,083		37.55	78,210
FFL	1ST FLOOR	2,103	2,103		187.55	394,428
GAR	GARAGE	0	588		74.96	44,075
OPF	OPEN PORCH	0	148		19.01	2,813
Ttl Gross Liv / Lease Area		2,103	4,922			519,527

