

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
DUGAN KATHERINE ANNE 71 WOOD AV EAST LONGMEADOW MA 01028 GIS ID F_374150_2855327												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	211000		211,000												
												RES LAND		101	83600		83,600												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4800		4,800												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates 10/21/22-CC In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
				Total										299,400		299,400													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
DUGAN KATHERINE ANNE PAH PROPERTIES LLC CHENVERT PROPERTIES LLC FIORE CHRISTINA M STONE FINANCING LLC,				24825 0534		12-01-2022		Q	I	290,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				24522 0058		04-28-2022		U	I	185,000		1	2025	101	191,600	2024	101	177,100	2023	101	20,900								
				24521 0323		04-28-2022		U	I	161,000		1		101	83,600		101	83,600		101	76,000								
				19739 0549		03-22-2013		U	I	162,500		1S		101	4,800		101	4,800		101	4,300								
				13318 0334		06-24-2003		U	I	144,000			Total	280,000	Total	265,500	Total	101,200											
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			MF																		
NOTES																													

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	0	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	1	WOOD SHING	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			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	163.16	
Interior Floor 2	15	LAMINATE	RCN	274,003	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1947	
AC Type	01	NONE	Effective Year Built	2002	
Bedrooms	2		Depreciation Code	GV	
Full Baths	1		Remodel Rating	03	
Half Baths	1		Year Remodeled	2022	
Extra Fixtures	1		Depreciation %	23	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St	N	NONE	RCNLD	211,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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
03	GARAGE	OB	Outbuildi	L	216	32.00	1989	70	0.00	GD	A	1.00	4,800
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2024	77	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	744		36.10	26,859	
EFP	ENCL PORCH	0	96		90.13	8,653	
FFL	1ST FLOOR	761	761		180.27	137,182	
TQS	3/4 STORY	558	744		135.20	100,588	
WDK	WOOD DECK	0	18		40.06	721	
Ttl Gross Liv / Lease Area		1,319	2,363			274,003	

