

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
RANCIER FLOYD JESSCA RANCIER FLOYD RYAN SCOTT 3 NORTH ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	227600		227,600																		
												RES LAND		101	111200		111,200																		
				DRAINAGE				VIEW		COMMUNITY																									
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
GIS ID F_379749_2854205												Total		338,800		338,800																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
RANCIER FLOYD JESSCA KIRCHNER DOMINIC II TR SYRIAC ROY M MAGNANI MARC MAGNANI FAYE HEIRS + DEV OF				25893 0006		06-06-2025		Q		I		380,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
				25775 0506		02-28-2025		U		I		275,500		1		2025	101 101	206,100 111,200	2024	101 101	191,000 111,200	2023	101 101	176,000 101,100											
				22421 0496		10-29-2018		Q		I		226,900		00																					
				21982 0057		12-11-2017		U		I		182,000		1A																					
				04654 0085		09-06-1978		U		I		0																							
														Total		317,300		Total		302,200		Total		277,100											
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																																			
Nbhd		Nbhd Name				Tracing		Batch																											
0001						101		MA																											
NOTES																																			
FY15 PLAN 1105																																			
BK PG 366-49 - 10000 SF TO 24-11-65 NEW																																			
PARCEL NEW LOT PARCEL B																																			
																Appraised BLDG. Value (Card)										227,600									
																Appraised Xf (B) Value (Bldg)										0									
																Appraised Ob (B) Value (Bldg)										0									
																Appraised Land Value (Bldg)										111,200									
																Special Land Value										0									
																Total Appraised Parcel Value										338,800									
																Valuation Method										C									
																Adjustment																			
																Net Total Appraised Parcel Value										338,800									
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-25-461		08-05-2025		91	INSULATION		12,253				0						07-05-2019					334	2	MEASURED											
B-25-448		08-05-2025		12	REROOF		16,942				0						09-26-2014					317	2	MEASURED											
201901925		05-29-2019		91	INSULATION		2,600				0						11-21-2003					274	3	MEAS+INSPCTD											
																	05-30-1980					500	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				10,903	SF	10.20	1.000	5	LAND	1.00	MA	1.00					0			1.000	10.2	111,200									
Total Card Land Units																0.25		AC	Parcel Total Land Area: 0.25				Total Land Value										111,200		

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	C	AVERAGE	Bsmt Garage	1	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	2	HIP			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	158.42	
Interior Floor 2	4	CARPET	RCN	325,161	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1956	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	227,600	
FBM Sqft	400		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		Cost to Cure Ovr		
WS Flues			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,482		36.34	53,860	
FFL	1ST FLOOR	1,482	1,482		181.96	269,663	
PAT	PATIO	0	178		9.20	1,638	
Ttl Gross Liv / Lease Area		1,482	3,142			325,161	

