

State Use 101
Print Date 11/19/2025 9:25:21 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
BECHARD THOMAS V 47 HELEN CIR EAST LONGMEADOW MA 01028 GIS ID F_380676_2854554 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	199100		199,100														
												RES LAND		101	110700		110,700														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	8500		8,500														
				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#										Total		318,300		318,300													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
BECHARD THOMAS V BECHARD PHILLIP E ,				18459 0437		09-15-2010		U		I		1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				02598 0388		03-20-1958		U		I		0		2025	101	181,000	2024	101	167,500	2023	101	153,900									
												101	110,700			101	110,700		101	100,700											
												101	8,500			101	8,500		101	6,700											
				Total												Total		300,200		Total		286,700		Total		261,300					
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		Appraised BLDG. Value (Card)								199,100													
0001						101		MA		Appraised Xf (B) Value (Bldg)								0													
				NOTES												Appraised Ob (B) Value (Bldg)								8,500							
																Appraised Land Value (Bldg)								110,700							
																Special Land Value								0							
																Total Appraised Parcel Value								318,300							
																Valuation Method								C							
																Adjustment															
																Net Total Appraised Parcel Value								318,300							
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							
56		03-27-2009		12	REROOF		8,740				0				NVC		05-11-2018					333	2	MEASURED							
89		04-04-2008		12	REROOF		3,000								3 REPLACEMENT IN		12-03-2009					317	15	PERMIT VISIT							
271		08-24-2007		25	WINDOWS		3,805								ADDITION		12-19-2008					317	15	PERMIT VISIT							
152		06-01-1987		MN	Manual Note		34,000										01-18-2008					317	15	PERMIT VISIT							
																	04-12-2004					317	14	INSPECTED							
																	03-25-2004					AO	22	MAILER SENT							
																	11-11-2003					274	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		RC				9,900	SF	11.18	1.000	5	LAND	1.00	MA	1.00				0		1.000	11.18	110,700							
Total Card Land Units														0.23	AC	Parcel Total Land Area:				0.23	Total Land Value										110,700

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		
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	158.20	
Interior Floor 2	3	HARDWOOD	RCN	316,111	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	199,100	
FBM Sqft	720		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		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
03	GARAGE	OB	Outbuildi	L	308	32.00	1960	60	0.00	AV	A	1.00	5,900
06	CARPORT			L	220	15.00	1960	60	0.00	AV	A	1.00	2,000
02	SHED/FR			L	36	12.00	1970	60	0.00	AV	A	1.00	300
02	SHED/FR			L	60	12.00	1985	50	0.00	FR	F	0.90	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		35.24	33,831	
FFL	1ST FLOOR	1,600	1,600		176.20	281,927	
OPP	OPEN PORCH	0	24		14.68	352	
Ttl Gross Liv / Lease Area		1,600	2,584			316,111	

