

State Use 101
Print Date 11/19/2025 10:08:33

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
DUNCAN AARON L 64 MERRIAM ST EAST LONGMEADOW MA 01028 GIS ID F_380788_2853203												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	218400		218,400																				
				RES LAND								RESIDNTL.		101	107100		107,100																				
				DRAINAGE				VIEW		COMMUNITY						1000		1,000																			
				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		326,500		326,500																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
DUNCAN AARON L REILLY KATHERINE M AITCHISON,PAMELA C CROSBY JOSEPH R +,				23671		0487		01-26-2021		U		I		214,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
				14638		0238		11-12-2004		U		I		175,500		1		2025	101	198,300	2024	101	183,200	2023	101	168,200											
				12688		0027		09-23-2002		U		I		100				101	107,100	101	107,100	101	107,100	101	97,500												
				01840		0595		10-31-1946		U		I		0				101	1,000	101	1,000	101	1,000	101	700												
																		Total	306,400	Total	291,300	Total	266,400														
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																					
Year	Code	Description				Amount		Code	Description				YEAR	Amount														Comm Int									
																		APPRAISED VALUE SUMMARY																			
																		Appraised BLDG. Value (Card)						218,400													
																		Appraised Xf (B) Value (Bldg)						0													
																		Appraised Ob (B) Value (Bldg)						1,000													
																		Appraised Land Value (Bldg)						107,100													
																		Special Land Value						0													
																		Total Appraised Parcel Value						326,500													
																		Valuation Method						C													
																		Adjustment																			
																		Net Total Appraised Parcel Value						326,500													
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									
95		05-01-2005		7		REMODEL		10,000								OC 7/8/2008 CHA		03-22-2018						333		2		MEASURED									
																		01-18-2007						311		15		PERMIT VISIT									
																		01-11-2007						311		15		PERMIT VISIT									
																		12-30-2005						311		15		PERMIT VISIT									
																		10-25-2003						274		3		MEAS+INSPCTD									
																		06-24-1992						131		14		INSPECTED									
																		06-23-1980						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				14,173 SF		7.96	1.000	5	LAND	0.95	MA	1.00	BCOR		0			1.000			7.56		107,100										
																		Total Card Land Units 0.33 AC Parcel Total Land Area: 0.33										Total Land Value 107,100									

Property Location 64 MERRIAM ST
Vision ID 1545 Account # 1580

Map ID 25/ 156/ 1/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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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		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	150.10	
Interior Floor 2	3	HARDWOOD	RCN	346,728	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1946	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	218,400	
FBM Sqft	456		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
19	PATIO			L	200	8.00	1960	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		32.95	30,050
FFL	1ST FLOOR	1,080	1,080		165.11	178,317
GAR	GARAGE	0	384		66.22	25,427
TQS	3/4 STORY	684	912		123.83	112,934
Ttl Gross Liv / Lease Area		1,764	3,288			346,728

