

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
PRATT REGINA M 86 GATES AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	157400		157,400											
												RES LAND		101	113100		113,100											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	900		900											
				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_379039_2855639												Total		271,400		271,400												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
PRATT REGINA M				05884	0466	08-28-1985	U	I	0	1A	Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed						
											2025	101	139,800	2024	101	128,900	2023	101	117,900									
												101	113,100		101	113,100		101	102,900									
												101	900		101	900		101	600									
Total		253,800		Total		242,900		Total		221,400																		
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																
Year	Code	Description		Amount		Code	Description		YEAR		Amount											Comm Int						
Total																												
ASSESSING NEIGHBORHOOD																												
Nbhd		Nbhd Name				Tracing		Batch		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 157,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 900 Appraised Land Value (Bldg) 113,100 Special Land Value 0 Total Appraised Parcel Value 271,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 271,400																		
0001						101		MA																				
NOTES																												
NO HEAT SFL																												
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			
201200203		01-30-2012		5		DEMOLITION		1,300								SHED		07-16-2019 05-11-2012 01-27-2012 04-29-2004 04-05-2004 03-24-2004 04-10-1992				1	334 317 319 250 316 131	3 15 16 14 22 2 14	MEAS+INSPCTD PERMIT VISIT FIELDREV CHG INSPECTED MAILER SENT MEASURED INSPECTED			
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				15,000	SF	7.54	1.000	5	LAND	1.00	MA	1.00				0			1.000	7.54	113,100			
Total Card Land Units								0.34	AC	Parcel Total Land Area: 0.34								Total Land Value										113,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	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	2	SOFTWOOD	Adj Base Rate	127.68	
Interior Floor 2	3	HARDWOOD	RCN	276,072	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1925	
AC Type	01	NONE	Effective Year Built	1982	
Bedrooms	4		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
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	57	
Extra Kitchen St			RCNLD	157,400	
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			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
02	SHED/FR			L	80	12.00	2005	60	0.00	AV	A	1.00	600
19	PATIO			L	64	8.00	2019	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	806		27.77	22,380
EFP	ENCL PORCH	0	104		69.50	7,228
FFL	1ST FLOOR	806	806		139.01	112,041
SFL	2ND FLOOR	806	806		139.01	112,041
UAT	UNFIN ATTIC	0	806		27.77	22,380
Ttl Gross Liv / Lease Area		1,612	3,328			276,072

