

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
RATTRAY CHRISTOPHER RATTRAY LINDSEY 71 SOMERS RD EAST LONGMEADOW MA 01028 GIS ID F_382242_2849156 Mailed												Description RESIDENTL. RES LAND		Code 101 101		Appraised 205200 104000		Assessed 205,200 104,000		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER																					
				DRAINAGE				VIEW		COMMUNITY																					
				SUPPLEMENTAL DATA																											
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY								Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		309,200		309,200															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																		
RATTRAY CHRISTOPHER KENNEDY ACQUISITIONS LLC BEGLANE MARK J TR HAWLEY ERIN E + BRETT MCKEWEN K + H ARLOTTA DORIS B HAWLEY +,				25748 0397		02-03-2025		Q	I	350,000		00	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed								
				24490 0390		04-08-2022		Q	I	140,000		00	2025	101	85,500		2024	101	28,800		2023	101	26,200								
				20131 0271		12-12-2013		U	I	1		1F		101	104,000			101	104,000			101	94,600								
				13952 0392		02-11-2004		U	I	1		1A																			
				12627 0209		10-08-2002		U	I	100		1A																			
Total													189,500		Total		132,800		Total		120,800										
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																		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 205,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 104,000 Special Land Value 0 Total Appraised Parcel Value 309,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 309,200													
Nbhd			Nbhd Name						Tracing			Batch																			
0001									101			MA																			
NOTES																		1996 PLAN RECORDED 1-9-20 BK 388 - PG 19													
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-23-408		06-08-2023		8	RENOVATION			14,200		11-20-2024		100		11-20-2024		INTERIOR, SIDING		06-10-2024					334	15	PERMIT VISIT						
170		07-10-2003		5	DEMOLITION			1,750								DEMOLISH GARAG		04-09-2018					333	2	MEASURED						
35		02-28-2001		12	REROOF			2,000								NVC		01-29-2004					296	15	PERMIT VISIT						
																		09-26-2003					274	3	MEAS+INSPCTD						
																		02-14-2002					274	15	PERMIT VISIT						
																		02-24-1992					170	3	MEAS+INSPCTD						
																		07-24-1980					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				19,963		SF	5.79	1.000	5	LAND	1.00	MA	1.00			0 TRF2 0.9			1.000	5.21		104,000				
Total Card Land Units									0.46		AC	Parcel Total Land Area: 0.46					Total Land Value											104,000			

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	0	
Stories	1.75	1 3/4 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	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	15	LAMINATE	Adj Base Rate	137.08	
Interior Floor 2	6	CERAMIC TL	RCN	247,270	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1870	
AC Type	01	NONE	Effective Year Built	2008	
Bedrooms	3		Depreciation Code	VG	
Full Baths	2		Remodel Rating	04	
Half Baths	0		Year Remodeled	2023	
Extra Fixtures	0		Depreciation %	17	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St	N	NONE	RCNLD	205,200	
FBM Sqft	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft	0		Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	416		30.45	12,669	
FFL	1ST FLOOR	1,026	1,026		152.64	156,604	
OFP	OPEN PORCH	0	229		15.33	3,511	
TQS	3/4 STORY	488	650		114.59	74,486	
Ttl Gross Liv / Lease Area		1,514	2,321			247,270	

