

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
ROYLAND CHRISTINE A C/O LARY CHRISTINE A 89 GERRARD AVE												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		113500		113,500											
												RES LAND		101		64300		64,300											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		500		500											
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA																									
				Alt Prcl ID						Received																			
				SP Permit						NIA																			
GIS ID F_375249_2854585				Chapter Land						Field 8																			
				OC Dates						Field 9																			
				In+Ex FY						Field 10																			
				Mailed						Assoc Pid#																			
																Total		178,300		178,300									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
ROYLAND CHRISTINE A				05432 0202		05-06-1983		U		I		34,500				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
																2025	101	102,700	2024	101	94,100	2023	101	86,400					
																	101	64,300		101	64,300		101	58,500					
																	101	500		101	500		101	300					
														Total		167,500		Total		158,900		Total		145,200					
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													
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card) 113,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 64,300 Special Land Value 0 Total Appraised Parcel Value 178,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 178,300																			
0001						101		MF																					
NOTES																													
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	
201302664		09-06-2013		9		ALTERATION		2,052		04-28-2014		100		04-28-2014		ENTRY DOOR		03-19-2024						334		2		MEASURED	
201302209		06-19-2013		25		WINDOWS		3,839		04-28-2014		100		04-28-2014				04-28-2014						105		15		PERMIT VISIT	
																		04-26-2004						319		14		INSPECTED	
																		04-12-2004						250		22		MAILER SENT	
																		04-08-2004						316		2		MEASURED	
																		05-27-1992						131		14		INSPECTED	
																		05-20-1992						170		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				3,900 SF		21.69	0.760	3	LAND	1.00	MF	1.00			0				1.000	16.48	64,300				
Total Card Land Units								0.09	AC	Parcel Total Land Area: 0.09				Total Land Value										64,300					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.00	1 STORY	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2	1	WOOD SHING	101	ONE FAM	Percentage
Roof Structure	2	HIP			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	155.99	
Interior Floor 2			RCN	199,064	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1930	
AC Type	03	FULL	Effective Year Built	1982	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	4		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St	N	NONE	RCNLD	113,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			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
02	SHED/FR			L	64	12.00	1995	70	0.00	GD	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	840		34.14	28,682	
EFB	ENCL PORCH	0	114		85.36	9,731	
FFL	1ST FLOOR	840	840		170.72	143,408	
STG	STORAGE	0	240		68.29	16,389	
WDK	WOOD DECK	0	24		35.57	854	
Ttl Gross Liv / Lease Area		840	2,058			199,064	

