

State Use 101
Print Date 11/20/2025 8:25:57 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																											
HOYLAND DANIEL R HOYLAND KELLY M 65 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375473_2852281												Description		Code		Appraised		Assessed																													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		449000		449,000																													
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		109200		109,200																													
				SUPPLEMENTAL DATA																																											
				Alt Prcl ID SP Permit Chapter Land OC Dates 10/4/18 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total						558,200		558,200																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																															
HOYLAND DANIEL R BEDROCK FINANCIAL LLC TR TOWN OF EAST LONGMEADOW REED + ESTABROOK				22411		0051		10-19-2018		Q		I		385,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed													
				21746		0554		06-30-2017		U		I		85,600		1E		2025		101		419,700		2024		101		387,800		2023		101		360,000													
				21467		0002		11-30-2016		U		I		0		1E				101		109,200				101		109,200				99,400															
				05947		0181		11-20-1985		U		I		0		1A																															
																Total		528,900		Total		497,000		Total		459,400																					
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																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 449,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 109,200 Special Land Value 0 Total Appraised Parcel Value 558,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 558,200																													
Nbhd				Nbhd Name				Tracing				Batch																																			
0001								101				NA																																			
NOTES																																															
																		VISIT / CHANGE HISTORY																													
																		Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
																		201703117		12-19-2017		8		RENOVATION		124,000		06-19-2018		100		06-19-2018		REBUILD & ADD 2N		03-26-2025						334		2		MEASURED	
																		201702657		10-13-2017		5		DEMOLITION		9,000		06-19-2018		100		06-19-2018		HOUSE & GARAGE		10-10-2018						400		25		OC VISIT	
																		06-19-2018 400 15 PERMIT VISIT																													
																		03-01-2018 333 15 PERMIT VISIT																													
																		04-01-2016 317 15 PERMIT VISIT																													
																		03-12-2015 105 15 PERMIT VISIT																													
																		03-31-2014 317 15 PERMIT VISIT																													
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		RB				20,000	SF	5.78	1.050	6	LAND	0.90	NA	1.00	TOP2			0			1.000	5.46	109,200																						
Total Card Land Units								0.46	AC	Parcel Total Land Area: 0.46								Total Land Value								109,200																					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B+	GOOD (+)	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		134.69
Interior Floor 1	3	HARDWOOD	RCN		516,064
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2017
Heat Type	1	FORCED H/A	Effective Year Built		2022
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		3
Extra Fixtures	1		Functional Obsol		10
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		87
Extra Kitchens	0		RCNLD		449,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues					

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	900		37.75	33,976
FFL	1ST FLOOR	1,165	1,165		188.76	219,903
GAR	GARAGE	0	400		75.50	30,201
OFP	OPEN PORCH	0	80		18.88	1,510
SFL	2ND FLOOR	1,189	1,189		188.76	224,433
WDK	WOOD DECK	0	160		37.75	6,040
Ttl Gross Liv / Lease Area		2,354	3,894			516,064

