

State Use 101
Print Date 11/20/2025 8:26:16 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																
GRANGER MEGAN E 53 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375475_2852485				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																		
												RESIDNTL.		101		159100		159,100																		
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		107000		107,000																		
												RESIDNTL.		101		2600		2,600																		
				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		268,700		268,700																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
GRANGER MEGAN E FALK BRIAN A GALBRAITH E ROBERT +				21866		0190		09-20-2017		Q		I		194,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
				09576		0098		07-31-1996		U		I		106,000				2025	101	144,300	2024	101	133,200	2023	101	124,000										
				05710		0035		11-01-1984		U		I		65,900					101	107,000		101	107,000		101	97,200										
																			101	2,600		101	2,600		101	2,000										
				Total												Total	253,900	Total	242,800	Total	223,200															
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																								
Year	Code	Description		Amount		Code	Description		YEAR	Amount														Comm Int												
ASSESSING NEIGHBORHOOD																																				
Nbhd		Nbhd Name				Tracing		Batch																												
0001						101		NA																												
NOTES																																				
														Appraised BLDG. Value (Card)												159,100										
														Appraised Xf (B) Value (Bldg)												0										
														Appraised Ob (B) Value (Bldg)												2,600										
														Appraised Land Value (Bldg)												107,000										
														Special Land Value												0										
														Total Appraised Parcel Value												268,700										
														Valuation Method												C										
														Adjustment																						
														Net Total Appraised Parcel Value												268,700										
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								
112		06-09-1999		11		POOL		2,000										03-26-2025						334		2		MEASURED								
																		03-21-2018						333		2		MEASURED								
																		05-18-2006						311		3		MEAS+INSPCTD								
																		04-07-2004						311		1		LEFT NOTICE								
																		11-02-1999						247		15		PERMIT VISIT								
																		05-28-1992						131		14		INSPECTED								
																		08-03-1990						131		2		MEASURED								
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				15,000	SF	7.54	1.050	6	LAND	0.90	NA	1.00	TOP2			0			1.000	7.13	107,000											
Total Card Land Units																		0.34		AC	Parcel Total Land Area: 0.34				Total Land Value										107,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	179.90	
Interior Floor 2	3	HARDWOOD	RCN	252,563	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1973	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	159,100	
FBM Sqft	208		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		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
08	POOL A-O			L	24	69.00	1999	60	0.00	AV	A	1.00	1,000
22	WOOD DK			L	90	15.00	1999	60	0.00	AV	A	1.00	800
02	SHED/FR			L	128	12.00	1999	50	0.00	FR	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,040		39.16	40,723	
FFL	1ST FLOOR	1,040	1,040		195.79	203,617	
WDK	WOOD DECK	0	212		38.79	8,223	
Ttl Gross Liv / Lease Area		1,040	2,292			252,563	

