Property Location 123 AVERY ST | Map ID 4/ 15/ 44/ / | Bldg Name | State Use 101
Vision ID 3365 | Account # 3420 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/20/2025 10:37:19

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
CARLIN TIMOTHY J				
CARLIN PATRICIA A	TOPO WET	EASEMENT	TRAFFIC	CORNER
123 AVERY ST				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA	
Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_375807_2851322

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	247700	247,700
RES LAND	101	113600	113,600
	Total	361,300	361,300

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CARLIN TIMOTHY J	05526	0458	11-04-1983	U	I	80	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	255,000	2024	101	235,900	2023	101	216,900
	101	113,600		101	113,600		101	103,300
	Total	368,600		Total	349,500		Total	320,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	247,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	113,600
Special Land Value	0
Total Appraised Parcel Value	361,300
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	361,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-25-37	01-24-2025	91	INSULATION	7,000		0		
201700511	02-24-2017	62	SOLAR	20,790	05-22-2018	100	05-22-2018	SOLAR ON SIDE O
201401956	06-17-2014	62	SOLAR	31,875	03-19-2015	100	03-19-2015	
201401799	05-30-2014	12	REROOF	11,165	03-19-2015	100	03-19-2015	
337	10-26-2007	1	PORCH	35,000		0		9` X 11`SUNROOM
272	08-04-2006	12	REROOF	4,000				NVC 12/6/2006
208	08-13-2003	17	DECK	1,600				

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
03-26-2025			334	3	MEAS+INSPCTD
05-22-2018			400	15	PERMIT VISIT
03-19-2015			317	15	PERMIT VISIT
11-21-2008			317	15	PERMIT VISIT
12-14-2007			317	15	PERMIT VISIT
06-02-2004			319	14	INSPECTED
03-31-2004			311	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				16,630	SF	6.85	1.050	6	LAND	0.95	NA	1.00	TOP1		0			1.000	6.83	113,600
						Total Card Land Units	0.38	AC	Parcel Total Land Area:	0.38												Total Land Value	113,600

Property Location	123 AVERY ST		Map ID	4/ 15/ 44/ /	Bldg Name		State Use 101
Vision ID 3365		Account # 3420		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/20/2025 10:37:20

CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	8	BRICK VENR
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	2	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	7	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	918	
FBM Quality	3	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

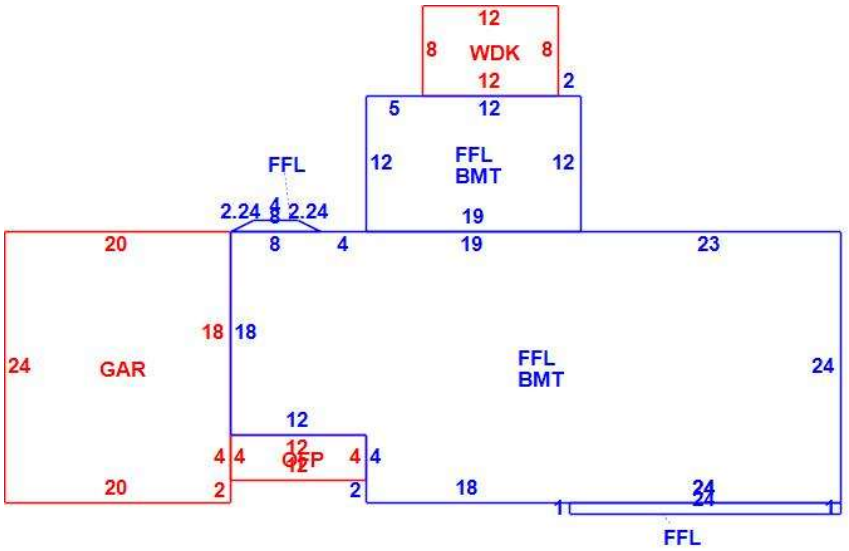
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	152.77
RCN	344,023
Net Other Adj	
Year Built	1975
Effective Year Built	1997
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	72
RCNLD	247,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2003	72	1.00			0.00	0
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2003	72	1.00			0.00	0
GEN	GENERATO			B	1	0.00	2020	72	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,452		34.56	50,184
FFL	1ST FLOOR	1,482	1,482		173.05	256,460
GAR	GARAGE	0	480		69.22	33,226
OFP	OPEN PORCH	0	48		18.03	865
WDK	WOOD DECK	0	96		34.25	3,288
	Ttl Gross Liv / Lease Area	1,482	3,558			344,023