

Property Location 102 AVERY ST		Map ID 4/ 72D/ 30C/ /		Bldg Name		State Use 101											
Vision ID 3441		Account # 3496		Sec # 1 of 1		Print Date 11/20/2025 10:50:12											
		Bldg # 1		Card # 1 of 1													
CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW							
YOUNG CONCETTA ANN		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed								
YOUNG RENE						RESIDNTL.	101	422000	422,000								
102 AVERY ST		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	118900	118,900								
						RESIDNTL.	101	11300	11,300								
		SUPPLEMENTAL DATA															
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#													
GIS ID F_375756_2851743						Total	552,200	552,200									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
YOUNG CONCETTA ANN		09067	0446	02-23-1995	U	V	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
YOUNG CONCETTA ANN		07159	0032	05-04-1989	U	I	1	1A	2025	101	394,400	2024	101	368,500	2023	101	338,000
TULLY		00000	0000		U		0		101	118,900	118,900	101	101	108,100	101	101	9,800
									Total	524,600	Total	497,200	Total	455,900			
EXEMPTIONS		OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage	0	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
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		125.32
Interior Floor 1	6	CERAMIC TL	RCN		485,096
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		2001
Heat Type	1	FORCED H/A	Effective Year Built		2012
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	2		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		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		422,000
Extra Kitchen St	N	NONE	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	0				

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
11	POOL I-V	OB	Outbuildi	L	561	29.00	2005	60	0.00	AV	A	1.00	9,800
02	SHED/FR			L	204	12.00	2024	60	0.00	AV	A	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,225		30.02	36,772
FFL	1ST FLOOR	1,225	1,225		150.09	183,862
GAR	GARAGE	0	599		60.14	36,022
OFP	OPEN PORCH	0	189		15.09	2,852
SFL	2ND FLOOR	1,433	1,433		150.09	215,081
WDK	WOOD DECK	0	349		30.10	10,506
Ttl Gross Liv / Lease Area		2,658	5,020			485,096

