

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
FORSYTH SEAN M FORSYTH MAURA E 431 PROSPECT ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	366400		366,400															
												RES LAND		101	134900		134,900															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	20200		20,200															
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		521,500		521,500												
				Alt Prcl ID																												
				SP Permit																												
GIS ID F_383312_2843390				Mailed						Total						521,500		521,500														
				Assoc Pid#																												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
FORSYTH SEAN M MAGIERA,CHRISTOPHER J MELIEN ANGELIKA I, MELIEN DANIEL R +,				14229		0490		06-04-2004		U		I		325,000		1		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed	
				12364		0334		05-30-2002		U		I		275,000				2025		101	342,900		2024		101	317,400		2023		101	291,800	
				11140		0253		03-29-2000		U		I		1				101		134,900		101		134,900		101		18,700				
				04686		0024		11-06-1978		U		I		0				101		19,200		101		19,200		101		18,700				
																Total		497,000		Total		471,500		Total		433,400						
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																
Year		Code		Description		Amount		Code		Description		YEAR		Amount										Comm Int								
				ASSESSING NEIGHBORHOOD																												
Nbhd		Nbhd Name						Tracing				Batch																				
0001								101				MG																				
NOTES																																
																Appraised BLDG. Value (Card)								366,400								
																Appraised Xf (B) Value (Bldg)								0								
																Appraised Ob (B) Value (Bldg)								20,200								
																Appraised Land Value (Bldg)								134,900								
																Special Land Value								0								
																Total Appraised Parcel Value								521,500								
																Valuation Method								C								
																Adjustment																
																Net Total Appraised Parcel Value								521,500								
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				
B-24-125		03-01-2024		12		REROOF		3,999		06-19-2025		100				RECK 6/2025 REAR		06-19-2025						450		15		PERMIT VISIT				
202202366		08-24-2022		62		SOLAR		42,000		05-31-2023		100		02-16-2023				06-13-2024						450		15		PERMIT VISIT				
202202292		07-12-2022		12		REROOF		7,800		05-24-2023		100		08-29-2022				05-31-2023						400		15		PERMIT VISIT				
144		06-01-1989		MN		Manual Note		20,000								SUNROOM		08-19-2019						334		3		MEAS+INSPCTD				
98		01-01-1985		MN		Manual Note										POOL		10-18-2013						317		2		MEASURED				
																		11-14-2002						274		14		INSPECTED				
																		10-24-2002						250		22		MAILER SENT				
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		RAA				40,000	SF	3.12	1.200	7	LAND	1.00	MG	1.00					0	TRF1	0.9	1.000	3.37	134,800						
1	101	ONE FAM		RAA				0.010	AC	7,000.00	1.000	0		1.00	MG	1.00					0			1.000	7,000	100						
Total Card Land Units								0.93	AC	Parcel Total Land Area: 0.93												Total Land Value				134,900						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	4	CARPET
Grade	B-	GOOD (-)	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	8	BRICK VENR	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		132.87
Interior Floor 1	3	HARDWOOD	RCN		495,078
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1978
Heat Type	1	FORCED H/A	Effective Year Built		1999
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		26
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		74
Extra Kitchens	0		RCNLD		366,400
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	797		Dep Ovr Comment		
FBM Quality	3		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	Outbuldi	L	1,00	29.00	1985	60	0.00	AV	A	1.00	17,400
19	PATIO			L	378	8.00	1978	60	0.00	AV	A	1.00	1,800
19	PATIO			L	203	8.00	1985	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,008		34.42	34,700	
FFL	1ST FLOOR	1,272	1,272		171.78	218,508	
GAR	GARAGE	0	528		68.65	36,246	
OPF	OPEN PORCH	0	120		17.18	2,061	
SFL	2ND FLOOR	768	768		171.78	131,929	
STG	STORAGE	0	192		68.89	13,227	
TQS	3/4 STORY	242	323		128.70	41,571	
WDK	WOOD DECK	0	492		34.22	16,835	
Ttl Gross Liv / Lease Area		2,282	4,703			495,078	

