

State Use 101
Print Date 11/20/2025 12:41:23

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW							
FLYNN THOMAS FLYNN CATHY 73 HILLSIDE DR EAST LONGMEADOW MA 01028 GIS ID F_384974_2851636												Description		Code	Appraised		Assessed										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	220200		220,200										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	136400		136,400										
												RESIDNTL.		101	1700		1,700										
				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		358,300		358,300											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
FLYNN THOMAS IMPAGNATIELLO JOSEPH J + GINA BARAN PETER S				24560 0218		05-24-2022		Q		I		379,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				20845 0208		08-26-2015		Q		I		255,000		00		2025	101	201,300	2024	101	187,100	2023	101	172,900			
				05638 0465		06-25-1984		U		I		72,500					101	136,400		101	136,400		101	124,100			
																	101	1,700		101	1,700		101	400			
														Total		339,400		Total		325,200		Total		297,400			
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												Appraised BLDG. Value (Card)										220,200	
ASSESSING NEIGHBORHOOD														Appraised Xf (B) Value (Bldg)										0			
Nbhd		Nbhd Name						Tracing			Batch			Appraised Ob (B) Value (Bldg)										1,700			
0001								101			MG			Appraised Land Value (Bldg)										136,400			
NOTES														Special Land Value										0			
														Total Appraised Parcel Value										358,300			
														Valuation Method										C			
														Adjustment													
														Net Total Appraised Parcel Value										358,300			
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-25-219	04-22-2025	14	MIN ALT		7,248		06-27-2025	100	06-27-2025		1 DOOR			06-19-2025			450	15	PERMIT VISIT								
B-23-668	09-25-2023	62	SOLAR		49,000		06-07-2024	100			27 PANELS			06-07-2024			450	15	PERMIT VISIT								
202202760	09-21-2022	42	REPAIRS		8,000		06-30-2023	100	06-30-2023		CHNG ROTTED HE			06-30-2023			333	15	PERMIT VISIT								
202202482	08-05-2022	11	POOL		14,514		06-30-2023	100	06-30-2023		AG POOL			03-30-2017			317	15	PERMIT VISIT								
201602748	10-27-2016	20	WOOD STOVE		3,200		03-30-2017	100	03-30-2017		NVC			09-18-2015			317	3	MEAS+INSPCTD								
58	01-01-1986	MN	Manual Note								DECK			11-13-2009			105	14	INSPECTED								
202202166		GEN	GENERATOR		14,239		06-30-2023	100	06-30-2023					10-09-2009			317	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	RA				16,050	SF	7.08	1.200	7	LAND	1.00	MG	1.00			0		1.000	8.5	136,400					
Total Card Land Units							0.37	AC	Parcel Total Land Area: 0.37							Total Land Value							136,400				

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	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	163.70	
Interior Floor 2			RCN	314,595	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1960	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	3		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St	N	NONE	RCNLD	220,200	
FBM Sqft	576		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	96	12.00	2013	60	0.00	AV	A	1.00	700
GEN	GENERATO			B	1	0.00	2022	70	1.00	AV	A	1.00	0
08	POOLA-O			L	21	69.00	2022	70	0.00	GD	A	1.00	1,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2024	70	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,152		38.51	44,363	
FFL	1ST FLOOR	1,152	1,152		192.88	222,203	
GAR	GARAGE	0	462		77.24	35,684	
WDK	WOOD DECK	0	321		38.46	12,345	
Ttl Gross Liv / Lease Area		1,152	3,087			314,595	

