

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
SHEA HUNTER SHEA KRISTEN 38 COUNTRY CLUB DR EAST LONGMEADOW MA 01028 GIS ID F_387638_2839465										Description RESIDNTL. RES LAND RESIDNTL. Total		Code 101 101 101 653,800		Appraised 474700 164100 15000 653,800		Assessed 474,700 164,100 15,000 653,800		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC												CORNER							
				DRAINAGE				VIEW												COMMUNITY							
				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#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
SHEA HUNTER FAZZINO DAVID C SOUTH MEADOWS INC BARIBEAU ROLAND J +				25986 0324		08-15-2025		Q		I		715,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				08052 0578		05-20-1992		U		V		67,000				2025	101	431,200	2024	101	403,400	2023	101	370,400			
				06343 0440		12-30-1986		U		I		1		1B			101	164,100		101	164,100		101	150,100			
				00000 0000				U				0					101	15,000		101	15,000		101	13,600			
														Total		610,300		Total		582,500		Total		534,100			
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																											
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name						Tracing			Batch																
0001								101			NV																
NOTES																		Appraised BLDG. Value (Card) 474,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 15,000 Appraised Land Value (Bldg) 164,100 Special Land Value 0 Total Appraised Parcel Value 653,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 653,800									
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			
202002899		10-29-2020		91	INSULATION		3,422				0				24 X 26 ATTACHED		04-17-2018					333	2	MEASURED			
148		07-08-2009		17	DECK		9,000								SUNROOM OVER E		01-26-2010					316	15	PERMIT VISIT			
26		02-05-2001		1	PORCH		14,211				0				POOL		02-19-2009					250	P1	PHONE MESSAG			
218		08-18-1995		11	POOL		15,400				0				POOL		10-31-2008					317	2	MEASURED			
44		04-01-1993		2	DWELLING		200,000				0				DWELLING		04-02-2002					274	14	INSPECTED			
																	03-22-2002					250	22	MAILER SENT			
																	02-28-2002					274	15	PERMIT VISIT			
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		1.250	9	LAND	1.00	NV	1.00			0				1.000	3.9	156,000	
1	101	ONE FAM		RAA				1.160 AC		7,000.00		1.000	0		1.00	NV	1.00			0				1.000	7,000	8,100	
Total Card Land Units								2.08		AC	Parcel Total Land Area: 2.08				Total Land Value										164,100		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORY	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	4	CARPET
Grade	B-	GOOD (-)	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	26	WOOD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP		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		116.51
Interior Floor 2	3	HARDWOOD	RCN		578,924
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1993
AC Type	03	FULL	Effective Year Built		2007
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		18
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		82
Extra Kitchen St			RCNLD		474,700
FBM Sqft	1056		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	1		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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1995	60	0.00	AV	A	1.00	11,300
02	SHED/FR			L	80	12.00	2001	70	0.00	GD	A	1.00	700
02	SHED/FR			L	288	12.00	2009	70	0.00	GD	G	1.25	3,000

BUILDING SUB-AREA SUMMARY SECTION											
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value					
BMT	BASEMENT	0	1,509		30.20	45,566					
CFL	CATHEDRAL CE	104	104		155.23	16,144					
EFP	ENCL PORCH	0	192		75.44	14,484					
FFL	1ST FLOOR	1,503	1,503		150.88	226,772					
GAR	GARAGE	0	682		60.40	41,190					
SFL	2ND FLOOR	1,447	1,447		150.88	218,322					
WDK	WOOD DECK	0	546		30.12	16,446					
Ttl Gross Liv / Lease Area		3,054	5,983			578,924					

