

State Use 101
Print Date 11-21-2025 9:54:38 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MORRISSEY PATRICK + NICOLLE PHELPS MARK + DONNA 117 PATTERSON AVE EAST LONGMEADOW MA 01028 GIS ID F_376203_2848506												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	178100		178,100												
												RES LAND		101	99100		99,100												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	7300		7,300												
				SUPPLEMENTAL DATA										Total		284,500		284,500											
				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)													
MORRISSEY PATRICK + NICOLLE FOUNTAIN RACHAEL L ROMANO SARAH ROMANO SARAH F, BENNETT,DEREK M				26041	0301	09-25-2025	Q	I			320,000	00	2025	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				21865	0325	09-20-2017	Q	I			199,000	00										101	158,300	2024	101	145,900	2023	101	133,500
				19978	0296	08-19-2013	U	I			1	1F										101	99,100		101	99,100		101	90,100
				16844	0284	07-25-2007	U	I			175,000											101	7,300		101	7,300		101	6,200
				13591	0536	09-19-2003	U	I			10	1F	Total		264,700	Total		252,300	Total		229,800								
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY														
Total																													
ASSESSING NEIGHBORHOOD																Appraised BLDG. Value (Card) 178,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 7,300 Appraised Land Value (Bldg) 99,100 Special Land Value 0 Total Appraised Parcel Value 284,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 284,500													
Nbhd		Nbhd Name								Tracing				Batch															
0001										101				MA															
NOTES																													
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									
201601350	04-26-2016	9	ALTERATION		1,911		03-16-2017	100	03-16-2017		ENTRY DOOR				04-09-2025			334	2	MEASURED									
201503006	12-08-2015	3	GARAGE		8,000		04-22-2016	100	04-22-2016		12X24 PRE-FAB SIN				03-16-2017			317	15	PERMIT VISIT									
74	04-06-2011	25	WINDOWS		1,270						4 REPLACEMENT				04-22-2016			317	15	PERMIT VISIT									
51	02-27-2008	25	WINDOWS		2,434						4 WINDOWS NVC				03-02-2012			317	15	PERMIT VISIT									
91A	05-01-1990	MN	Manual Note		48,500						F REPAIR				03-02-2012			317	15	PERMIT VISIT									
																12-12-2008			317	15	PERMIT VISIT								
																05-03-2004			319	14	INSPECTED								
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				8,500 SF	12.95	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	11.66	99,100							
Total Card Land Units 0.20 AC Parcel Total Land Area: 0.20																Total Land Value 99,100													

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	15		OLD STYLE			Central Vac	0	NO					
Model	01		RESIDENTIAL			Basement Floor	12	CONCRETE					
Grade	C		AVERAGE			Bsmt Garage							
Stories	2.00		2 STORY			Units	1						
Foundation	3		MASONRY			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	2		PLASTER			COST / MARKET VALUATION							
Interior Wall 2						Adj Base Rate					133.36		
Interior Floor 1	4		CARPET			RCN					254,380		
Interior Floor 2	6		CERAMIC TL			Net Other Adj							
Heat Fuel	2		GAS			Year Built					1910		
Heat Type	1		FORCED H/A			Effective Year Built					1995		
AC Type	01		NONE			Depreciation Code					GD		
Bedrooms	3					Remodel Rating							
Full Baths	2					Year Remodeled							
Half Baths	0					Depreciation %					30		
Extra Fixtures	0					Functional Obsol							
Total Rooms	6					External Obsol							
Bath Style	A		AVERAGE			Cost Trend Factor					1		
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	A		AVERAGE			Overall % Condition					70		
Extra Kitchens	0					RCNLD					178,100		
Extra Kitchen St						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	0					Cost to Cure Ovr Comment							
WS Flues													
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	2002	70	0.00	GD	A	1.00	800
03	GARAGE	OB	Outbuildi	L	288	32.00	2015	70	0.00	GD	A	1.00	6,500
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	602		28.98		17,443		
FFL	1ST FLOOR					782	782		145.36		113,672		
SFL	2ND FLOOR					782	782		145.36		113,672		
WDK	WOOD DECK					0	332		28.90		9,594		
Ttl Gross Liv / Lease Area						1,564	2,498				254,380		

