

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
VON FLATERN NEIL F VON FLATERN GINA M 31 MARSHALL ST EAST LONGMEADOW MA 01028 GIS ID F_376562_2847793												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	200800		200,800											
												RES LAND		101	113900		113,900											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	10500		10,500											
				SUPPLEMENTAL DATA																								
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																				
										Total						325,200		325,200										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
VON FLATERN NEIL F VON FLATERN NEIL F +, VON FLATERN NEIL F + HUBACH GARY C				15245 0518		08-08-2005		U		I		100		1F		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed	
				08672 0252		12-14-1993		U		I		1		1A		2025		101	182,500	2024		101	168,800	2023		101	155,000	
				07335 0306		12-01-1989		U		I		153,000						101	113,900			101	113,900			101	103,600	
				04188 0048		10-10-1975		U		I		0						101	10,500			101	10,500			101	9,100	
																		Total	306,900	Total		293,200	Total		267,700			
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			APPRAISED VALUE SUMMARY														
0001								101			MA																	
NOTES																												
																Appraised BLDG. Value (Card)										200,800		
																Appraised Xf (B) Value (Bldg)										0		
																Appraised Ob (B) Value (Bldg)										10,500		
																Appraised Land Value (Bldg)										113,900		
																Special Land Value										0		
Total Appraised Parcel Value										325,200																		
Valuation Method										C																		
Adjustment																												
Net Total Appraised Parcel Value										325,200																		
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								
190		01-01-1986		MN	Manual Note		200						ADDITION OFF	01-04-2016	02		317	2	MEASURED									
		01-01-1977		MN	Manual Note									03-29-2004			311	3	MEAS+INSPCTD									
						07-14-1992								190			14	INSPECTED										
						04-01-1992								107			22	MAILER SENT										
						09-14-1990								131			2	MEASURED										
						04-25-1980								500			3	MEAS+INSPCTD										
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				16,366 SF		6.96	1.000	5	LAND	1.00	MA	1.00				0			1.000	6.96	113,900			
								Total Card Land Units		0.38	AC	Parcel Total Land Area:		0.38												Total Land Value		113,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		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	157.22	
Interior Floor 2	3	HARDWOOD	RCN	318,766	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1955	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	200,800	
FBM Sqft	456		Dep % Ovr		
FBM Quality	1		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
03	GARAGE	OB	Outbuildi	L	440	32.00	1955	60	0.00	AV	A	1.00	8,400
02	SHED/FR			L	120	12.00	1955	60	0.00	AV	A	1.00	900
28	B-BALL C			L	1	0.00	2003	60	0.00	AV	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		34.84	31,772
EFB	ENCL PORCH	0	96		87.29	8,379
FFL	1ST FLOOR	912	912		174.57	159,208
TQS	3/4 STORY	684	912		130.93	119,406
Ttl Gross Liv / Lease Area		1,596	2,832			318,766

