

State Use 101
Print Date 11-21-2025 10:17:35

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
GATES CHRISTOPHER M 51 PILGRIM RD EAST LONGMEADOW MA 01028 GIS ID F_387375_2853400												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	461800		461,800																			
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	149900		149,900																			
												RESIDNTL.		101	19200		19,200																			
				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		630,900		630,900																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
GATES CHRISTOPHER M HUYNH HUAN VAN, US BANK NATIONAL ASSOCIATION,AS TRU HATIDANI,PAUL KEARSE,CHARLES G				19982	0563	08-22-2013	U	I	325,000		1	1S 1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed															
				17834	0208	06-03-2009	U	I	310,000		2025		101	432,000	2024	101	399,500	2023	101	367,000																
				17799	0457	05-05-2009	U	I	229,924		101		101	149,900	101	149,900	101	136,700																		
				13504	0202	08-08-2003	U	I	460,000		101		101	19,200	101	19,200	101	18,900																		
				11031	0098	12-10-1999	U	I	350,000																											
												Total		601,100		Total		568,600		Total		522,600														
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																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																		
Nbhd		Nbhd Name				Tracing				Batch																										
0001						101				MG																										
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	
																		201903340	12-01-2019	14	MIN ALT		1,000	05-27-2020	100	05-27-2020	DISCOVERED DRY			05-27-2020				400	15	PERMIT VISIT
																													08-22-2019	334				2	MEASURED	
																													10-25-2013	317				14	INSPECTED	
																													09-27-2013	317				1	LEFT NOTICE	
											04-24-2008	250	22	MAILER SENT																						
											11-16-2007	317	1	LEFT NOTICE																						
																328	16	FIELDREV CHG																		
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				40,000	SF	3.12	1.200	7	LAND	1.00	MG	1.00			0		1.000	3.74	149,600														
1	101	ONE FAM	RA				0.040	AC	7,000.00	1.000	0		1.00	MG	1.00			0		1.000	7,000	300														
Total Card Land Units							0.96	AC	Parcel Total Land Area: 0.96							Total Land Value							149,900													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	Percentage
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	105.52	
Interior Floor 2			RCN	659,684	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1970	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	5		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	30	
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	70	
Extra Kitchen St			RCNLD	461,800	
FBM Sqft	588		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	3		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
11	POOL I-V	OB	Outbuildi	L	1,15	29.00	1976	10	0.00	VP	A	1.00	3,300
23	POOL HSE			L	504	36.80	1976	60	0.00	AV	G	1.25	13,900
19	PATIO			L	224	8.00	1976	60	0.00	AV	A	1.00	1,100
28	B-BALL C			L	1	0.00	1970	50	0.00	FR	F	0.90	900

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,960		25.63	50,232
EFP	ENCL PORCH	0	96		64.07	6,151
FFL	1ST FLOOR	2,587	2,587		128.14	331,508
GAR	GARAGE	0	962		51.28	49,335
OFP	OPEN PORCH	0	368		12.88	4,741
SFL	2ND FLOOR	1,652	1,652		128.14	211,693
WDK	WOOD DECK	0	237		25.41	6,023
Ttl Gross Liv / Lease Area		4,239	7,862			659,684

