

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
DUNCAN JEFFREY R 70 STONEHILL RD EAST LONGMEADOW MA 01028 GIS ID F_389877_2847749												Description		Code	Appraised			Assessed		1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	428000			428,000							
												RES LAND		101	160300			160,300							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2000			2,000							
				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		590,300			590,300								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
DUNCAN JEFFREY R				22754	LC	11-26-1986	U	V	50,000			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
												2025	101	388,300	2024	101	358,600	2023	101	332,900					
													101	160,300		101	160,300		101	146,300					
													101	2,000		101	2,000		101	1,300					
												Total	550,600	Total	520,900	Total	480,500								
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)										428,000			
Nbhd		Nbhd Name						Tracing			Batch			Appraised Xf (B) Value (Bldg)										0	
0001								101			NV			Appraised Ob (B) Value (Bldg)										2,000	
NOTES												Appraised Land Value (Bldg)										160,300			
												Special Land Value										0			
												Total Appraised Parcel Value										590,300			
												Valuation Method										C			
												Adjustment													
												Net Total Appraised Parcel Value										590,300			
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		
202101900		05-26-2021		10	SHED		10,000		06-21-2022		100	06-21-2022		12X20		06-21-2022					334	15	PERMIT VISIT		
201703151		12-28-2017		62	SOLAR		20,944		05-23-2018		100	02-13-2018		FRONT OF HOUSE		06-27-2018					333	3	MEAS+INSPCTD		
21		02-01-1987		MN	Manual Note		150,000							SFR		05-23-2018					400	15	PERMIT VISIT		
																05-31-2007					311	14	INSPECTED		
																05-24-2007					311	2	MEASURED		
																05-31-2000					247	14	INSPECTED		
																05-09-2000					247	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		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				0.610	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	4,300	
Total Card Land Units								1.53	AC	Parcel Total Land Area: 1.53				Total Land Value										160,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B-	GOOD (-)	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	1	WOOD SHING	101	ONE FAM	Percentage
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	3	HARDWOOD	Adj Base Rate		133.41
Interior Floor 2			RCN		541,757
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1987
AC Type	03	FULL	Effective Year Built		2004
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		79
Extra Kitchen St			RCNLD		428,000
FBM Sqft			Dep % Ovr		
FBM Quality			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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2000	79	1.00			0.00	0
02	SHED/FR			L	240	12.00	2022	70	0.00	GD	A	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,284		33.54	43,066	
FFL	1ST FLOOR	1,300	1,300		167.57	217,842	
GAR	GARAGE	0	672		67.08	45,077	
OFP	OPEN PORCH	0	88		17.14	1,508	
STG	STORAGE	0	504		67.16	33,849	
TQS	3/4 STORY	1,089	1,452		125.68	182,485	
WDK	WOOD DECK	0	535		33.51	17,930	
Ttl Gross Liv / Lease Area		2,389	5,835			541,757	

