Property Location 78 TIMBER DR | Map ID 64/ 11/ 10/ / | Bldg Name | State Use 101
Vision ID 4865 | Account # 4940 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 7:30:08 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
JOYCE JOHN B JR				
JOYCE GRACE C	TOPO WET	EASEMENT	TRAFFIC	CORNER
78 TIMBER DR	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_390435_2847960

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	411200	411,200
RES LAND	101	156100	156,100
Total		567,300	567,300

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
JOYCE JOHN B JR	09863	0054	05-16-1997	U	I	230,000	
CHRISTENSEN DALE W + MARY	07084	0097	01-27-1989	U	I	234,275	
EQUITY ONE REAL ESTATE	06652	0220	10-15-1987	U	I	1	1
NOEL	00000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	385,100	2024	101	361,200	2023	101	336,600
	101	156,100		101	156,100		101	142,100
	Total	541,200		Total	517,300		Total	478,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NV

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	411,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	156,100
Special Land Value	0
Total Appraised Parcel Value	567,300
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	567,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
193	06-01-1988	MN	Manual Note	150,000				SFR

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
11-29-2021			334	2	MEASURED
01-27-2012			317	16	FIELDREV CHG
12-05-2007			250	P1	PHONE MESSAG
06-14-2007			311	2	MEASURED
07-16-2004			328	16	FIELDREV CHG
05-11-2000			250	22	MAILER SENT
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				0.020	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	100
						Total Card Land Units	0.94	AC	Parcel Total Land Area:	0.94												Total Land Value	156,100

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B-	GOOD (-)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	2	CLAPBOARD
Exterior Wall 2	8	BRICK VENR
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	3	
Half Baths	1	
Extra Fixtures	2	
Total Rooms	9	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	921	
FBM Quality	1	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

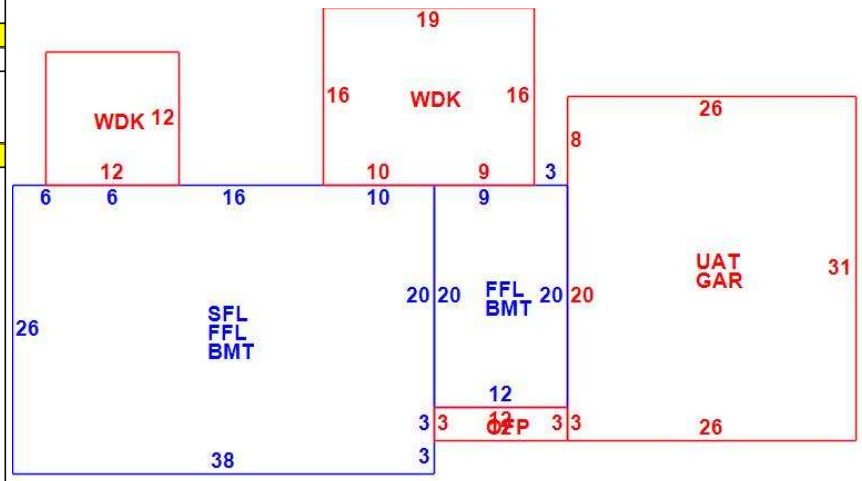
Element	Cd	Description
Central Vac	1	YES
Basement Floor		
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	131.17
RCN	520,450
Net Other Adj	
Year Built	1988
Effective Year Built	2004
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	79
RCNLD	411,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,228		34.31	42,129
FFL	1ST FLOOR	1,228	1,228		171.26	210,304
GAR	GARAGE	0	806		68.42	55,145
OFP	OPEN PORCH	0	36		19.03	685
SFL	2ND FLOOR	988	988		171.26	169,202
UAT	UNFIN ATTC	0	806		34.21	27,572
WDK	WOOD DECK	0	448		34.40	15,413
	Ttl Gross Liv / Lease Area	2,216	5,540			520,450