

Property Location		41 HOLLAND DR		Map ID		85/ 28/ 37/ /		Bldg Name		State Use 101	
Vision ID		5764		Account #		5846		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/22/2025 10:15:39	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
SULLIVAN MEGAN SULLIVAN EDWARD II 41 HOLLAND DR EAST LONGMEADOW MA 01028 GIS ID F_392982_2855383						Description	Code	Appraised	Assessed				
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	185300	185,300				
						RES LAND	101	112500	112,500				
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	400	400				
		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				298,200	298,200		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SULLIVAN MEGAN MARTIN HUGH K HADELER DOROTHY W HEIRS + DEV		25185	0024	10-10-2023	U	I	250,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		24971	0566	04-14-2023	U	I	185,000	1	2025	101	168,200	2024	101	155,300	2023	101	95,300
		02202	0448	10-14-1952	U	I	0			101	112,500		101	112,500		101	102,400
									101	400		101	400		101	200	
		Total						Total		281,100	Total		268,200	Total		197,900	

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									
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)									
0001				101		MA		Appraised Xf (B) Value (Bldg)									
NOTES								Appraised Ob (B) Value (Bldg)									
								Appraised Land Value (Bldg)									
								Special Land Value									
								Total Appraised Parcel Value									
								Valuation Method									
								Adjustment									
								Net Total Appraised Parcel Value									
								298,200									

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			
B-23-297 166	04-25-2023 07-30-2009	7 9	REMODEL ALTERATION	25,000 16,600	07-06-2023	100	07-06-2023	BATH & KITCHEN R ROOF, SIDING, WIN	07-06-2023			334	15	PERMIT VISIT			
									05-03-2018			333	2	MEASURED			
									02-16-2010			316	15	PERMIT VISIT			
									02-16-2010			316	15	PERMIT VISIT			
									11-10-2005			311	14	INSPECTED			
									08-25-2005			349	2	MEASURED			
									01-27-2000			247	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	RA				13,506 SF	8.33	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.33	112,500		
Total Card Land Units							0.31	AC	Parcel Total Land Area: 0.31							Total Land Value							112,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	177.79	
Interior Floor 2	15	LAMINATE	RCN	240,654	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1953	
AC Type	03	FULL	Effective Year Built	2002	
Bedrooms	2		Depreciation Code	GV	
Full Baths	1		Remodel Rating	04	
Half Baths	0		Year Remodeled	2023	
Extra Fixtures	0		Depreciation %	23	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St	N	NONE	RCNLD	185,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	0		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
01	SHED/MTL			L	64	10.00	1958	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	864		38.95	33,657
FFL	1ST FLOOR	1,064	1,064		194.55	206,997
Ttl Gross Liv / Lease Area		1,064	1,928			240,654

