

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW							
FLANAGAN THOMAS J FLANAGAN TINA M 55 PINEYWOODS DR EAST LONGMEADOW MA 01028 GIS ID F_394786_2841967		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	265900	265,900												
						RES LAND	101	141800	141,800												
						RESIDNTL.	101	15000	15,000												
SUPPLEMENTAL DATA						Total								422,700	422,700						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
FLANAGAN THOMAS J STRELNITSKI VLADIMIR GENTILE ANTHONY E SR POPOVICH GREGORY A + CAROL A, SHANNON ROBERT P + VICTOR		25223	0149	11-10-2023	Q	I	460,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		20281	0264	05-16-2014	Q	I	260,000	00	2025	101	241,200	2024	101	222,600	2023	101	206,800				
		11103	0521	02-24-2000	U	I	177,000			101	141,800		101	141,800		101	128,600				
		08566	0474	09-21-1993	U	I	146,500			101	15,000		101	15,000		101	14,300				
		06834	0521	05-13-1988	U	I	175,000		Total		398,000	Total		379,400	Total		349,700				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int	APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 265,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 15,000 Appraised Land Value (Bldg) 141,800 Special Land Value 0 Total Appraised Parcel Value 422,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 422,700												
Total																					
ASSESSING NEIGHBORHOOD																					
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							
202002639	09-28-2020	12	REROOF	18,267	06-30-2021	100		16X32 INGROUND PATIO\DECK	06-30-2021			400	15	PERMIT VISIT							
201903111	10-23-2019	91	INSULATION	4,000		0			04-10-2015				317	15	PERMIT VISIT						
201402145	07-17-2014	11	POOL	21,500	04-10-2015	100			07-11-2014				317	3	MEAS+INSPCTD						
84	05-01-1993	MN	Manual Note	1,850					06-28-2005				274	3	MEAS+INSPCTD						
									11-29-1999				247	3	MEAS+INSPCTD						
									03-01-1994				105	15	PERMIT VISIT						
									07-30-1992				131	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				25,462 SF	4.64	1.200	7	LAND	1.00	MG	1.00			0		1.000	5.57	141,800
Total Card Land Units							0.58	AC	Parcel Total Land Area: 0.58				Total Land Value							141,800	

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+	AVG. (+)	Bsmt Garage		
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	
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	150.95	
Interior Floor 2			RCN	369,314	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1975	
AC Type	03	FULL	Effective Year Built	1997	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	28	
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	72	
Extra Kitchen St			RCNLD	265,900	
FBM Sqft			Dep % Ovr		
FBM Quality			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
11	POOL I-V	OB	Outbuildi	L	512	29.00	2014	70	0.00	GD	G	1.25	13,000
02	SHED/FR			L	240	12.00	2014	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	1,504		35.81	53,858	
FFL	1ST FLOOR	1,504	1,504		178.93	269,113	
GAR	GARAGE	0	528		71.50	37,754	
OFP	OPEN PORCH	0	96		18.64	1,789	
WDK	WOOD DECK	0	192		35.41	6,799	
Ttl Gross Liv / Lease Area		1,504	3,824			369,314	

