

Property Location		89 PINE GROVE CR		Map ID		46/ 68/ 43/ /		Bldg Name		State Use 101	
Vision ID		6233		Account #		6319		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/22/2025 12:06:48	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
HESS RYAN HESS JILLIAN HOULE 89 PINE GROVE CR EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed				
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	582300	582,300				
						RES LAND	101	155900	155,900				
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	25300	25,300				
		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#							
GIS ID		F_385435_2857295				Total				763,500	763,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HESS RYAN SIRARD TIMOTHY F CHAPDELAINE JOSEPH + SONS, CHAPDELAINE JOSEPH + SONS,		25728	0522	01-15-2025	Q	I	820,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		12027	0281	12-11-2001	U	V	75,000	1	2025	101	514,300	2024	101	481,500	2023	101	442,800
		05791	0512	04-10-1985	U	V	1	1L	101	155,900	101	155,900	101	141,900			
		00000	0000		U		0	101	18,400	101	18,400	101	17,700				
		Total						Total	688,600	Total	655,800	Total	602,400				

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												
Nbhd		Nbhd Name		Tracing		Batch						
0001				101		NV						

NOTES														
ORCHARD HILLS										Appraised BLDG. Value (Card)				582,300
										Appraised Xf (B) Value (Bldg)				0
										Appraised Ob (B) Value (Bldg)				25,300
										Appraised Land Value (Bldg)				155,900
										Special Land Value				0
										Total Appraised Parcel Value				763,500
										Valuation Method				C
										Adjustment				
										Net Total Appraised Parcel Value				763,500

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	
371	11-13-2006	4	ADDITION	10,000				8' EXTENTION OF 18 39 INGRD POOL FINISH BMT OC 4/11/02	05-30-2018			333	3	MEAS+INSPCTD	
105	05-14-2004	11	POOL	10,500					09-28-2010			311	1	LEFT NOTICE	
99	04-23-2002	9	ALTERATION	1,000					02-29-2008			317	15	PERMIT VISIT	
238	09-07-2001	2	DWELLING	283,000					02-16-2007			311	15	PERMIT VISIT	
										01-07-2005			311	15	PERMIT VISIT
										02-02-2004			311	15	PERMIT VISIT
										02-04-2003			274	15	PERMIT VISIT

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				39,868 SF	3.13	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.91	155,900		
Total Card Land Units							0.92	AC	Parcel Total Land Area: 0.92							Total Land Value							155,900

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	B+	GOOD (+)	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		109.85
Interior Floor 1	3	HARDWOOD	RCN		669,259
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2001
Heat Type	1	FORCED H/A	Effective Year Built		2012
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	2		Depreciation %		13
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		87
Extra Kitchens	0		RCNLD		582,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1421		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues					

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
02	SHED/FR			L	192	12.00	2004	70	0.00	GD	G	1.25	2,000
11	POOL I-V	OB	Outbuildi	L	648	29.00	2004	70	0.00	GD	G	1.25	16,400
19	PATIO			L	980	8.00		70	0.00	GD	G	1.25	6,900

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,430		32.02	45,791
FFL	1ST FLOOR	1,458	1,458		160.11	233,440
GAR	GARAGE	0	978		64.01	62,603
HST	HALF STORY	46	91		80.93	7,365
OPF	OPEN PORCH	0	87		16.56	1,441
PAT	PATIO	0	304		7.90	2,402
SFL	2ND FLOOR	1,215	1,215		160.11	194,533
STG	STORAGE	0	64		65.04	4,163
TQS	3/4 STORY	734	978		120.16	117,521
Ttl Gross Liv / Lease Area		3,453	6,605			669,259

