

State Use 101
Print Date 11/17/2025 10:09:13

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																			
BOYS ARE HERE LLC 94 MAPLE ST EAST LONGMEADOW MA 01028 GIS ID F_379567_2849372												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		283000		283,000																													
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		101700		101,700																													
				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		384,700		384,700																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																															
BOYS ARE HERE LLC GOODMAN NOAH + DEUTSCHE BANK NATL TR CO AS TRUSTE GRIFFIN JAMES J BELL,WILLIAM SCOTT				22690 0474		05-31-2019		U		I		1		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed															
				21511 0234		12-28-2016		U		I		125,699		1S		2025		101		264,500		2024		101		244,300		2023		101		224,200															
				21271 0347		07-19-2016		U		I		192,450		1L				101		101,700				101		101,700		101		92,400																	
				12127 0527		01-15-2002		U		I		160,000																																			
BELL,WILLIAM SCOTT				11364 0327		10-06-2000		U		I		141,500				Total		366,200		Total		346,000		Total		316,600																					
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 BLDG. Value (Card) 283,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 101,700 Special Land Value 0 Total Appraised Parcel Value 384,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 384,700																													
Nbhd		Nbhd Name				Tracing				Batch																																					
0001						101				MA																																					
NOTES																																															
																		VISIT / CHANGE HISTORY																													
																		Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
																		201900603		02-27-2019		9		ALTERATION		75,000		07-01-2020		100		08-15-2019		INTERIOR RENO/R		07-01-2020						334		15		PERMIT VISIT	
																		143		06-01-1992		MN		Manual Note		9,500								ADDITION		05-29-2019						334		15		PERMIT VISIT	
233		01-01-1985		MN		Manual Note										ALTER		01-29-2016						105		2		MEASURED																			
																		05-20-2004						319		13		MISSED APPT																			
																		04-01-2004						250		22		MAILER SENT																			
																		02-27-2004						311		2		MEASURED																			
																		01-27-1994						105		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		RC								14,481		SF		7.80		1.000		5		LAND		1.00		MA		1.00				0		TRF2		0.9		1.000		7.02		101,700			
Total Card Land Units														0.33		AC		Parcel Total Land Area: 0.33												Total Land Value										101,700							

98 MAPLE ST

Vision ID 648

Account # 670

Map ID 16/ 127/ 4/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		139.72
Interior Floor 1	3	HARDWOOD	RCN		367,499
Interior Floor 2	2	SOFTWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1940
Heat Type	3	FORCED H/W	Effective Year Built		2002
AC Type	03	FULL	Depreciation Code		GV
Bedrooms	3		Remodel Rating		03
Full Baths	1		Year Remodeled		2019
Half Baths	1		Depreciation %		23
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		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		77
Extra Kitchens	0		RCNLD		283,000
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		Cost to Cure Ovr		
WS Flues			Cost to Cure Ovr Comment		

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	576		30.71	17,690
FFL	1ST FLOOR	1,378	1,378		153.83	211,977
GAR	GARAGE	0	480		61.53	29,535
SFL	2ND FLOOR	576	576		153.83	88,606
WDK	WOOD DECK	0	639		30.81	19,690
Ttl Gross Liv / Lease Area		1,954	3,649			367,499

