

State Use 101
Print Date 11/24/2025 8:33:04 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
NOVAK JOSEPH T NOVAK MARGUERITE A 32 ABBEY LN EAST LONGMEADOW MA 01028 GIS ID F_381615_2844394												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	548100		548,100									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	160100		160,100									
												RESIDNTL.		101	800		800									
				SUPPLEMENTAL DATA						Alt Prcl ID		Received														
SP Permit						NIA		Field 8																		
Chapter Land						Field 9																				
OC Dates						Field 10																				
In+Ex FY						Assoc Pid#																				
Mailed														Total		709,000		709,000								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
NOVAK JOSEPH T DAVIS JOHN + STEPHEN A, DAVIS JOHN + STEPHEN A,				14731		0216		12-29-2004		U		V		140,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				09348		0266		12-22-1995		U		V						2025	101	513,400	2024	101	475,500	2023	101	437,600
				00000		0000				U								101	160,100	160,100	101	160,100	146,100	101	146,100	
																		101	800	800	101	800	500	101	500	
																		Total	674,300	Total	636,400	Total	584,200			
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																										
Nbhd		Nbhd Name				Tracing				Batch				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 548,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 800 Appraised Land Value (Bldg) 160,100 Special Land Value 0 Total Appraised Parcel Value 709,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 709,000												
0001						101				NV																
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				
201500049		01-09-2015		7	REMODEL		35,000		03-20-2015		100		06-12-2015		FIN BMT EST		06-24-2016			317	15	PERMIT VISIT				
214		07-12-2007		17	DECK		4,800				0				24 X 14 ATTACHED		07-10-2015			317	15	PERMIT VISIT				
135		05-25-2007		10	SHED		2,000								12` X 16`		06-12-2015			317	15	PERMIT VISIT				
24		02-01-2005		2	DWELLING		173,100								OC 8/12/2005		03-20-2015			317	15	PERMIT VISIT				
																	03-12-2010			317	16	FIELDREV CHG				
																	02-04-2008			317	15	PERMIT VISIT				
																	01-12-2006			311	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	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				0.580	AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	4,100				
Total Card Land Units							1.50	AC	Parcel Total Land Area: 1.50							Total Land Value							160,100			

Property Location 32 ABBEY LN
Vision ID 6546

Account # 6650

Map ID 30/ 32/ 2/ /

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	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	
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	4	CARPET	Adj Base Rate	117.14	
Interior Floor 2	3	HARDWOOD	RCN	609,041	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2005	
AC Type	03	FULL	Effective Year Built	2015	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	10	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	90	
Extra Kitchen St			RCNLD	548,100	
FBM Sqft	888		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		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
02	SHED/FR			L	100	12.00	2008	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,480		32.43	47,997
FFL	1ST FLOOR	1,492	1,492		162.15	241,930
GAR	GARAGE	0	768		64.82	49,781
HST	HALF STORY	384	768		81.08	62,266
OPF	OPEN PORCH	0	308		16.32	5,027
PAT	PATIO	0	464		8.04	3,729
SFL	2ND FLOOR	1,144	1,144		162.15	185,501
WDK	WOOD DECK	0	396		32.35	12,810
Ttl Gross Liv / Lease Area		3,020	6,820			609,041

