

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
PERL BRIAN M + JOANNA 74 LEE ST EAST LONGMEADOW MA 01028 GIS ID F_386639_2844513												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	489200			489,200								
												RES LAND		101	127800			127,800								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	5100			5,100								
				SUPPLEMENTAL DATA																						
				Alt Prcl ID 6972				Received																		
				SP Permit				NIA																		
				Chapter Land				Field 8																		
				OC Dates 6/19/2015				Field 9																		
				In+Ex FY				Field 10																		
				Mailed				Assoc Pid#																		
				Total										622,100			622,100									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
PERL BRIAN M + JOANNA BEDROCK FINANCIAL LLC TR GOLDSTEIN MARIE L EST OF				20764	0320	06-26-2015	Q	I	395,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				20222	0289	03-19-2014	U	V	270,000		1V	2025	101	458,100	2024	101	428,700	2023	101	398,600						
				11432	0182	12-04-2000	U	I	1		1A	101	127,800	101	127,800	101	127,800	101	115,800							
												Total	591,000	Total	556,500	Total	514,400									
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description			Amount		Code	Description		YEAR		Amount		Comm Int												
				Total												APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)										489,200		
0001														Appraised Xf (B) Value (Bldg)										0		
										Appraised Ob (B) Value (Bldg)										5,100						
										Appraised Land Value (Bldg)										127,800						
										Special Land Value										0						
										Total Appraised Parcel Value										622,100						
										Valuation Method										C						
										Adjustment																
										Net Total Appraised Parcel Value										622,100						
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-24-221		04-15-2024		11	POOL		13,024		06-13-2024		100	05-24-2024		27' AG		06-13-2024		01			334	15	PERMIT VISIT			
201401700		05-05-2014		2	DWELLING		158,000		05-08-2015		100			OC 6/19/2015 298		06-24-2015					317	14	INSPECTED			
																06-19-2015					400	25	OC VISIT			
																05-08-2015					317	2	MEASURED			
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				25,620		SF	4.62	1.200	7	LAND	1.00	MG	1.00				0	TRF2	0.9	1.000	4.99	127,800
Total Card Land Units								0.59	AC	Parcel Total Land Area: 0.59				Total Land Value										127,800		

Property Location 74 LEE ST
Vision ID 6973

Account # 6972

Map ID 54/ 6/ 2/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/24/2025 9:22:47 A

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	0	
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	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		131.03
Interior Floor 1	3	HARDWOOD	RCN		520,399
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2014
Heat Type	1	FORCED H/A	Effective Year Built		2019
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		6
Extra Fixtures	3		Functional Obsol		
Total Rooms	7		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		94
Extra Kitchens	0		RCNLD		489,200
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	880		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	0				

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
07	POOL A-C	OB	Outbuildi	L	27	69.00	2024	70	0.00	GD	A	1.00	1,300
22	WOOD DK			L	285	15.00	2024	60	0.00	AV	A	1.00	2,600
02	SHED/FR			L	160	12.00	2016	60	0.00	AV	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,153		34.16	39,388	
FFL	1ST FLOOR	1,177	1,177		170.51	200,691	
GAR	GARAGE	0	528		68.14	35,978	
OPF	OPEN PORCH	0	65		18.36	1,194	
PAT	PATIO	0	255		8.69	2,217	
SFL	2ND FLOOR	1,413	1,413		170.51	240,932	
Ttl Gross Liv / Lease Area		2,590	4,591			520,399	

