

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW								
NGARUIYA JOSEPH 10 NEW ST APT 1309 EAST BOSTONMA02128 GIS IDF_387443_2845108		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description RES LAND	Code 130	Appraised 180200	Assessed 180,200													
		DRAINAGE		VIEW	COMMUNITY																	
		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		180,200	180,200													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
NGARUIYA JOSEPH HAPPY ACRES LLC GOLDSTEIN MARLENE		25499	0079	07-19-2024	U	V	398,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		24740	0436	09-26-2022	U	V	1	1A	2025	130	199,000	2024	130	36,600	2023	130	33,800					
		23627	00447	01-04-2021	U	V																
								Total		199,000	Total		36,600	Total		33,800						
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 VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)0 Appraised Land Value (Bldg)180,200 Special Land Value0 Total Appraised Parcel Value180,200 Valuation MethodC Adjustment Net Total Appraised Parcel Value180,200												
Nbhd		Nbhd Name		Tracing			Batch															
0001																						
NOTES																						
NEW FY2024 PLANS 396-2 LOT 19 HAPPY ACRES SUB DIVISION CREATED FROM PARCEL 54-6-0																						
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								
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	130	LAND	RA				40,000 SF	3.12	1.400	H	LAND	1.00	NS	1.00			0		1.000	4.37	174,800	
1	130	LAND	RA				0.778 AC	7,000.00	1.000	0		1.00	NS	1.00			0		1.000	7,000	5,400	
Total Card Land Units							1.70 AC	Parcel Total Land Area: 1.70							Total Land Value							180,200

State Use 130
Print Date 11/24/2025 9:47:26 A

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)																	
Element		Cd	Description				Element		Cd	Description														
Style		99	VACANT				Central Vac																	
Model		00	VACANT				Basement Floor																	
Grade							Bsmt Garage																	
Stories							Units																	
Foundation							MIXED USE																	
Exterior Wall 1							Code		Description			Percentage												
Exterior Wall 2							130		LAND			100												
Roof Structure												0												
Roof Cover												0												
Interior Wall 1							COST / MARKET VALUATION																	
Interior Wall 2							Adj Base Rate					1												
Interior Floor 1							RCN																	
Interior Floor 2							Net Other Adj																	
Heat Fuel							Year Built																	
Heat Type							Effective Year Built								No Sketch									
AC Type							Depreciation Code																	
Bedrooms							Remodel Rating																	
Full Baths							Year Remodeled																	
Half Baths							Depreciation %																	
Extra Fixtures							Functional Obsol																	
Total Rooms							External Obsol																	
Bath Style							Cost Trend Factor																	
Half Bath Style							Condition																	
Kitchens							% Complete																	
Kitchen Style							Overall % Condition																	
Extra Kitchens							RCNLD																	
Extra Kitchen St							Dep % Ovr																	
FBM Sqft							Dep Ovr Comment																	
FBM Quality							Misc Imp Ovr																	
FIN ATC Sqft							Misc Imp Ovr Comment																	
FIN ATC Quality							Cost to Cure Ovr																	
Fireplaces							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											
BUILDING SUB-AREA SUMMARY SECTION																								
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value														
Ttl Gross Liv / Lease Area						0	0																	