

Vision ID: 1604

Account #1639

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 11/25/2015 10:16

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT													
COMEAU RICHARD A COMEAU CYNTHIA A 16 ALVIN ST EAST LONGMEADOW, MA 01028 Additional Owners:								1 TYPCL												Description		Code		Appraised Value		Assessed Value							
																RESIDNTL.		101		106,300		106,300											
																RES LAND		101		71,800		71,800											
SUPPLEMENTAL DATA																VISION																	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_379965_2853733								Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																									
Total																								178,100		178,100							
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																		
COMEAU RICHARD A COOK STEPHEN H RINKEWICH ELIZABETH				08876/ 0481 08814/ 0214 01808/ 0507				06/30/1994 04/28/1994 10/25/1945		U	I	103,000 215,000 0		G	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value								
															2015	101	106,300		2014	B	110,700		2013	B	113,400								
															2015	101	71,800		2014	L	74,100		2013	L	74,100								
															Total:		178,100		Total:		184,800		Total:		187,500								
EXEMPTIONS				OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Type	Description				Amount				Code	Description				Number											Amount				Comm. Int.			
Total:																																	
ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY																	
NBHD/ SUB				NBHD Name				Street Index Name				Tracing														Batch							
0001/A												101														MA							
NOTES																APPROXIMATE PARCEL VALUATION SUMMARY																	
SUB DIV 749																																	
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												
185		06/09/2008		1	PORCH				7,887			0		ENCLOSE BREEZE WA		12/19/2008			317	15	PERMIT VISIT												
185A		07/01/1994		MN	Manual Note				5,000			0		ADDITION		04/29/2004			317	14	INSPECTED												
																03/24/2004			250	22	MAILER SENT												
																10/25/2003			274	2	MEASURED												
																12/15/1995			107	15	PERMIT VISIT												
LAND LINE VALUATION SECTION																																	
B #	Use Code	Use Description				Zone	D	Front	Depth	Units	SF	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing			S Adj Fact	Adj. Unit Price		Land Value						
1	101	ONE FAM				RC				15,245		5.23	1.0000	5	1.0000	0.90	MA	1.00	TOP2						1.00	4.71		71,800					
Total Card Land Units:										0.35	AC	Parcel Total Land Area:0.35 AC										Total Land Value:										71,800	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	2						
Exterior Wall 1	7		BRICK				
Exterior Wall 2							
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	01		NONE				
Bedrooms	3						
Full Baths	1						
Half Baths	0						
Extra Fixtures	1						
Total Rooms	6						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor	12						
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality							
Fireplaces	1						

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	85.81
Replace Cost	161,069
AYB	1950
EYB	1980
Dep Code	AG
Remodel Rating	
Year Remodeled	
Dep %	34
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	66
Apprais Val	106,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,008		17.20	17,334
BNT	BSMT ENTRY	0	35		4.90	172
EFP	ENCL PORCH	0	121		25.53	3,089
FFL	1ST FLOOR	1,008	1,008		85.81	86,498
GAR	GARAGE	0	308		34.27	10,555
HST	HALF STORY	504	1,008		42.91	43,249
OFF	OPEN PORCH	0	16		10.73	172

Ttl. Gross Liv/Lease Area: 1,512 3,504 1,877 161,069

