

CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT								
SCAGNI ROBERT R SCAGNI LINDA H 35 BREEZYKNOLL RD EAST LONGMEADOW, MA 01028 Additional Owners:														1 TYPCL												Description		Code		Appraised Value		Assessed Value		
																						RESIDNTL.		101		58,900		58,900						
																						RES LAND		101		65,000		65,000						
																						RESIDNTL.		101		3,000		3,000						
SUPPLEMENTAL DATA										Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382384_2855956				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																				
										Total				126,900				126,900																
RECORD OF OWNERSHIP										BK-VOL/PAGE				SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
QUERCUS PROPERTIES LLC KAYE THOMAS M TR SCAGNI ROBERT R										20843/ 332 20636/ 146 04329/ 0216				08/25/2015 03/25/2015 09/29/1976		U	I	85,000 0		1F	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
																					2015	101	64,300		2014	B	62,100		2013	B	70,500			
																					2015	101	65,000		2014	L	64,100		2013	L	64,800			
																					2015	101	3,000		2014	O	3,600		2013	O	3,600			
Total:															132,300		Total:		129,800		Total:		138,900											
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:																																		
NBHD/ SUB 0001/A										ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY														
NBHD/ SUB 0001/A										NBHD Name										Street Index Name				Tracing				Batch						
																								101				MF						
NOTES										BMT UNF DIRT FLOOR FY16 UPDATED PER MLS 71608708 ON MARKET 768 DAYS										Special Land Value Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value														
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												
8		01/01/1985		MN	Manual Note				0			0			WOOD STOVE		09/25/2015 03/17/2004 08/23/2003 03/27/1992 12/15/1980			317 250 274 131 500	2 22 2 3 3	MEASURED MAILER SENT MEASURED MEAS+INSPCTD MEAS+INSPCTD												
LAND LINE VALUATION SECTION																																		
B #	Use Code	Use Description				Zone	D	Front	Depth	Units		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				RA				13,430		SF	5.90	0.8200	3	1.0000	1.00	MF	1.00					Spec Use		Spec Calc		1.00	4.84	65,000				
Total Card Land Units:										0.31		AC	Parcel Total Land Area:0.31 AC										Total Land Value:										65,000	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	02		BUNGALOW	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	3		MASONRY	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	4		SOLID WOOD				
Interior Wall 2							
Interior Floor 1	2		SOFTWOOD				
Interior Floor 2				Adj. Base Rate:		102.85	
Heat Fuel	1		OIL	Replace Cost		96,477	
Heat Type	3		FORCED H/W	AYB		1932	
AC Type	01		NONE	EYB		1975	
Bedrooms	2			Dep Code		AV	
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		39	
Total Rooms	5			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		61	
Basement Floor				Apprais Val		58,900	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			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
03	GARAGE	OB	Outbuilding	L	312	28.18	1948	A		PR	30	2,600
02	SHED/FR			L	100	7.48	1948	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	510		20.57	10,491
EFP	ENCL PORCH	0	20		30.86	617
FFL	1ST FLOOR	830	830		102.85	85,369
Ttl. Gross Liv/Lease Area:		830	1,360	938		96,477

