

CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT									
MASTRANGELO RALPH F MASTRANGELO DEBRA A 42 ORCHARD RD EAST LONGMEADOW, MA 01028 Additional Owners:														1 TYPCL												Description		Code		Appraised Value		Assessed Value			
																										RESIDNTL.		101		192,600		192,600			
																										RES LAND		101		99,700		99,700			
																										RESIDNTL.		101		2,400		2,400			
										SUPPLEMENTAL DATA												Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#		Total		294,700		294,700							
										Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_386417_2857468																									
RECORD OF OWNERSHIP						BK-VOL/PAGE				SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																		
MASTRANGELO RALPH F RICHTER WALTER L						07375/ 0535 04324/ 0173				01/26/1990 09/16/1976		U	I	200,000 0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value								
																	2015	101	192,600		2014	B	194,600		2013	B	190,700								
																	2015	101	99,700		2014	L	103,000		2013	L	104,900								
																	2015	101	2,400		2014	O	3,300		2013	O	3,400								
															Total:		294,700		Total:		300,900		Total:		299,000										
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:												APPRAISED VALUE SUMMARY																	
NBHD/ SUB		NBHD Name				Street Index Name				Tracing				Batch				Appraised Bldg. Value (Card)										192,600							
0001/A										101				MG				Appraised XF (B) Value (Bldg)										0							
																Appraised OB (L) Value (Bldg)										2,400									
																Appraised Land Value (Bldg)										99,700									
																Special Land Value										0									
																Total Appraised Parcel Value										294,700									
																Valuation Method:										C									
																Adjustment:										0									
																Net Total Appraised Parcel Value										294,700									
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											
																		09/29/2010				311	2	MEASURED											
																		09/12/2002				250	22	MAILER SENT											
																		09/10/2002				274	2	MEASURED											
																		02/13/1992				170	3	MEAS+INSPCTD											
																		01/15/1981				500	3	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				27,532	SF	3.04	1.1900	7	1.0000	1.00	MG	1.00				Spec Use	Spec Calc		1.00	3.62		99,700								
Total Card Land Units:										0.63		AC		Parcel Total Land Area:0.63 AC										Total Land Value:										99,700	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	05		CAPE	#Heat Sys	1		NONE	
Model	01		RESIDENTIAL	Central Vac	0			
Grade	C+		AVG. (+)	FBM Sqft	603			
Stories	1.75		1 3/4 Stories	Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage	
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100	
Roof Structure	1		GABLE					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2								
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:				93.11
Interior Floor 2								
Heat Fuel	1		OIL					
Heat Type	3		FORCED H/W					
AC Type	03		Full					
Bedrooms	3				Replace Cost			226,627
Full Baths	2				AYB			1968
Half Baths	0				EYB			1999
Extra Fixtures	0				Dep Code			VG
Total Rooms	6				Remodel Rating			
Bath Style	A				Year Remodeled			
Kitchen Style	A				Dep %			15
Kitchens	1				Functional Obslnc			
Extra Kitchens	0				External Obslnc			
Frame	1				Cost Trend Factor			1
Basement Floor				Condition				
Bsmt Garage				% Complete				
Units	1			Overall % Cond			85	
WS Flues				Apprais Val			192,600	
FBM Quality	1		Dep % Ovr			0		
Fireplaces	3		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
07	POOL A-C	OB	Outbuilding	L	28	69.00	2000	A		GD	70	1,400
22	WOOD DK			L	160	9.20	2000	A		GD	70	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,205		18.62	22,439	
FFL	1ST FLOOR	1,205	1,205		93.11	112,196	
GAR	GARAGE	0	624		37.30	23,277	
OFP	OPEN PORCH	0	40		9.31	372	
OSP	SCRN PORCH	0	80		13.97	1,117	
PAT	PATIO	0	310		4.81	1,490	
TQS	3/4 STORY	706	941		69.86	65,735	
Ttl. Gross Liv/Lease Area:		1,911	4,405	2,434		226,627	

