

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT											
COTE WAYNE J 56 LYNWOOD RD EAST LONGMEADOW, MA 01028 Additional Owners:								1 TYPCL												Description		Code		Appraised Value		Assessed Value		1006 AST LONGMEADOW, M 			

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		SAME
Foundation	1		CONCRETE	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	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		88.28	
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A				
AC Type	03		FULL				
Bedrooms	4			Replace Cost			
Full Baths	2			AYB			
Half Baths	0			EYB			
Extra Fixtures	0			Dep Code			
Total Rooms	6			Remodel Rating			
Bath Style	A		AVERAGE	Year Remodeled			
Kitchen Style	A		AVERAGE	Dep %			
Kitchens	1			Functional Obslnc			
Extra Kitchens	0			External Obslnc			
Frame	1		WOOD	Cost Trend Factor			
Basement Floor	12		CONCRETE	Condition			
Bsmt Garage				% Complete			
Units	1			Overall % Cond			
WS Flues				Apprais Val			
FBM Quality				Dep % Ovr			
Fireplaces	0			Dep Ovr Comment			
				Misc Imp Ovr			
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			
				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
02	SHED/FR			L	192	7.48	1997	A		AV	60	900
40	LEAN-TO			L	198	5.75	1999	A		AV	60	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	984		17.67	17,390
EFP	ENCL PORCH	0	120		26.48	3,178
FFL	1ST FLOOR	984	984		88.28	86,863
HST	HALF STORY	240	480		44.14	21,186
OFP	OPEN PORCH	0	72		8.58	618
PAT	PATIO	0	144		4.29	618
TQS	3/4 STORY	378	504		66.21	33,368
WDK	WOOD DECK	0	35		12.61	441
Ttl. Gross Liv/Lease Area:		1,602	3,323	1,854		163,662

