

Property Location: 16 ALVIN ST
Vision ID: 1604

Account #1639

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/01/2016 13:09

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION		
COMEAU RICHARD A COMEAU CYNTHIA A 16 ALVIN ST EAST LONGMEADOW, MA 01028 Additional Owners:		1	TYPCL			Description	Code	Appraised Value	Assessed Value			
						RESIDENTL. RES LAND	101 101	107,500 73,900	107,500 73,900			
	SUPPLEMENTAL DATA					Total					181,400	181,400
	Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_379965_2853733					Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#						

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		06/30/1994	U	I	103,000	G	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
	08814/ 0214		04/28/1994	U	I	215,000	G	2016	101	106,300	2015	101	106,300	2014	B	110,700
	01808/ 0507		10/25/1945	U	I	0		2016	101	71,800	2015	101	71,800	2014	L	74,100
								Total:	178,100		Total:	178,100		Total:	184,800	

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 Bldg. Value (Card) 107,500 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 73,900 Special Land Value 0 Total Appraised Parcel Value 181,400 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 181,400								
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch										
0001/A						101		MA										

NOTES																		
SUB DIV 749 (REAR ROOF=METAL 2016)																		

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					
201502859	11/17/2015	12	REROOF	1,200	04/29/2016	100	04/29/2016	METAL ROOF ON REAR	04/29/2016			317	15	PERMIT VISIT					
185	06/09/2008	1	PORCH	7,887		0		ENCLOSE BREEZE WAY	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					

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	RC				15,245	SF	5.23	1.0300	5	1.0000	0.90	MA	1.00	TOP2	Spec Use	Spec Calc	1.00	4.85	73,900
Total Card Land Units:			0.35		AC	Parcel Total Land Area:			0.35			AC			Total Land Value:			73,900			

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	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			86.79
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			162,908
AC Type	01		NONE	AYB			1950
Bedrooms	3			EYB			1980
Full Baths	1			Dep Code			AG
Half Baths	0			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	6			Dep %			34
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			66
Bsmt Garage				Apprais Val			107,500
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,008		17.39	17,532
BNT	BSMT ENTRY	0	35		4.96	174
EFP	ENCL PORCH	0	121		25.82	3,125
FFL	1ST FLOOR	1,008	1,008		86.79	87,486
GAR	GARAGE	0	308		34.66	10,675
HST	HALF STORY	504	1,008		43.40	43,743
OPF	OPEN PORCH	0	16		10.85	174

Ttl. Gross Liv/Lease Area:		1,512	3,504	1,877		162,908

