Property Location: 4 HOLY CROSS CR | **MAP ID:** 3/ 70/ 14/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 2628 | **Account #** 2674 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 12/02/2016 09:51

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
LAFRATTA ANGELO M LAFRATTA THERESA 4 HOLY CROSS CR EAST LONGMEADOW, MA 01028 Additional Owners:		1 TYPCL		

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_374962_2853779	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	191,600	191,600
RES LAND	101	59,400	59,400
RESIDNTL.	101	11,200	11,200
		Total	262,200	262,200

1006
EAST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
LAFRATTA ANGELO M	03385/ 0571	12/02/1968	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	101	189,600	2015	101	189,600	2014	B	186,700
2016	101	64,000	2015	101	64,000	2014	L	63,200
2016	101	11,200	2015	101	11,200	2014	O	12,300
	Total:	264,800		*Total:*	264,800		*Total:*	262,200

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	191,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	11,200
Appraised Land Value (Bldg)	59,400
Special Land Value	0
Total Appraised Parcel Value	262,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	262,200

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MF

NOTES

YARD ITEMS ESTIMATED LOCKED GATE

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
200	09/01/1991	MN	Manual Note	10,000		0		ADDITION
96	01/01/1984	MN	Manual Note	0		0		POOL

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
04/12/2004			250	22	MAILER SENT
04/09/2004			316	2	MEASURED
03/04/1993			131	15	PERMIT VISIT
07/22/1992			131	14	INSPECTED
05/06/1992			107	22	MAILER SENT

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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RC				10,000	SF	7.81	0.7600	3	1.0000	1.00	MF	1.00				1.00	5.94	59,400

Total Card Land Units: 0.23 AC | **Parcel Total Land Area:** 0.23 AC | **Total Land Value:** 59,400

Property Location: 4 HOLY CROSS CR **MAP ID:** 3/ 70/ 14/ / **Bldg Name:** **State Use:** 101

Vision ID: 2628 **Account #** 2674 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/02/2016 09:51

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		COLONIAL
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	2.00		2 Story
Foundation	1		
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	2		HIP
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	3		HARDWOOD
Interior Floor 2	4		CARPET
Heat Fuel	2		GAS
Heat Type	3		FORCED H/W
AC Type	03		Full
Bedrooms	5		
Full Baths	3		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	9		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor			
Bsmt Garage			
Units	1		
WS Flues	1		
FBM Quality	3		
Fireplaces	0		

CONSTRUCTION DETAIL (CONTINUED)

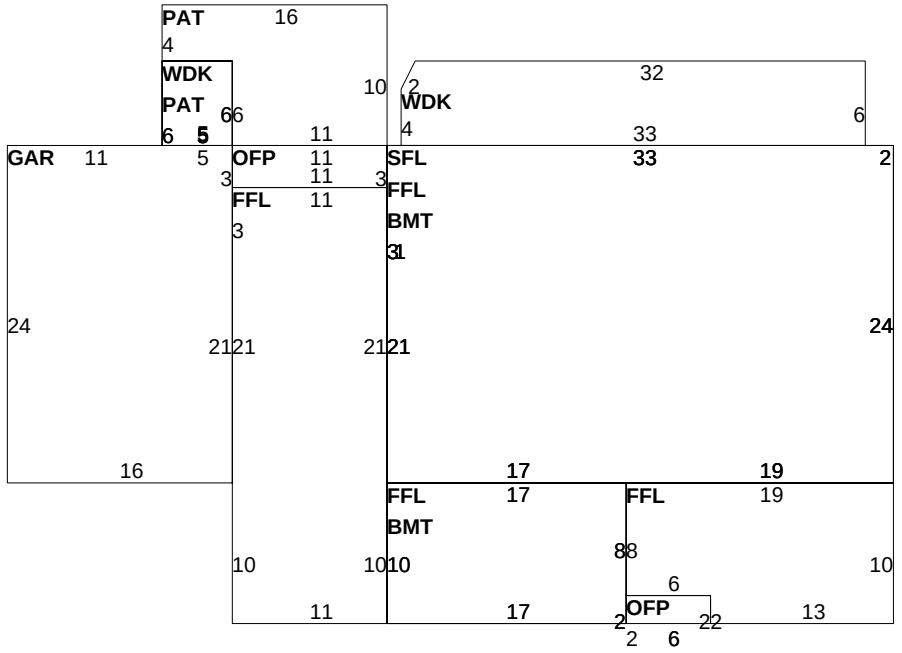
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		
FBM Sqft	827		
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	84.85
Replace Cost	239,531
AYB	1966
EYB	1994
Dep Code	GV
Remodel Rating	
Year Remodeled	
Dep %	20
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	80
Apprais Val	191,600
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
02	SHED/FR			L	125	7.48	1984	G		GD	70	800
11	POOL I-V	OB	Outbuilding	L	512	29.00	1984	A		GD	70	10,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,034		16.99	17,564
FFL	1ST FLOOR	1,553	1,553		84.85	131,772
GAR	GARAGE	0	384		34.03	13,067
OFP	OPEN PORCH	0	45		9.43	424
PAT	PATIO	0	160		4.24	679
SFL	2ND FLOOR	864	864		84.85	73,310
WDK	WOOD DECK	0	227		11.96	2,715
	Ttl. Gross Liv/Lease Area:	2,417	4,267	2,823		239,531