Property Location: 44 MEADOW RD | **MAP ID: 36/ 33A/ 215/ /** | **Bldg Name:** | **State Use: 101**

Vision ID: 2955 | **Account #3005** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/02/2016 11:05**

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
COOMBS DONALD COOMBS MICHELLE 44 MEADOW RD 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_384406_2853931	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	147,100	147,100
RES LAND	101	94,200	94,200
RESIDNTL.	101	300	300
	Total	241,600	241,600

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
COOMBS DONALD	13240/ 259	05/29/2003	U	I	197,500	
ROBARE MICHAEL G + CATHERINE M,	09870/ 0286	05/23/1997	U	I	141,000	
RODRIGUES ARMAND T + DONN	06457/ 222	04/21/1987	U	I	1	A
HENDRIX	06457/ 221	04/21/1987	U	I	1	A
RODRIGUES	05775/ 0439	03/15/1985	U	I	13,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	101	145,700	2015	101	145,700	2014	B	147,200
2016	101	91,100	2015	101	91,100	2014	L	94,000
2016	101	300	2015	101	300	2014	O	300
	Total:	237,100		Total:	237,100		Total:	241,500

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)	147,100
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	300
Appraised Land Value (Bldg)	94,200
Special Land Value	0
Total Appraised Parcel Value	241,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**241,600**

ASSESSING NEIGHBORHOOD

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

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
54	01/01/1985	MN	Manual Note	0		0		SFR

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
12/28/2012			317	2	MEASURED
12/13/2002			250	22	MAILER SENT
12/12/2002			274	2	MEASURED
06/17/1992			131	14	INSPECTED
06/08/1992			107	1	LEFT NOTICE

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	RA				31,190	SF	2.73	1.2300	7	1.0000	0.90	MG	1.00	WET2			1.00	3.02	94,200

Total Card Land Units: 0.72 AC | **Parcel Total Land Area:** 0.72 AC | **Total Land Value:** 94,200

Property Location: 44 MEADOW RD **MAP ID:** 36/ 33A/ 215/ / **Bldg Name:** **State Use:** 101

Vision ID: 2955 **Account #**3005 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/02/2016 11:05

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	18		SPLIT ENT
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.00		1 Story
Foundation	1		CONCRETE
Exterior Wall 1	4		VINYL
Exterior Wall 2	8		BRICK VENR
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2			
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	01		None
Bedrooms	3		
Full Baths	2		
Half Baths	1		
Extra Fixtures	0		
Total Rooms	6		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage			
Units	1		
WS Flues	1		
FBM Quality	3		
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

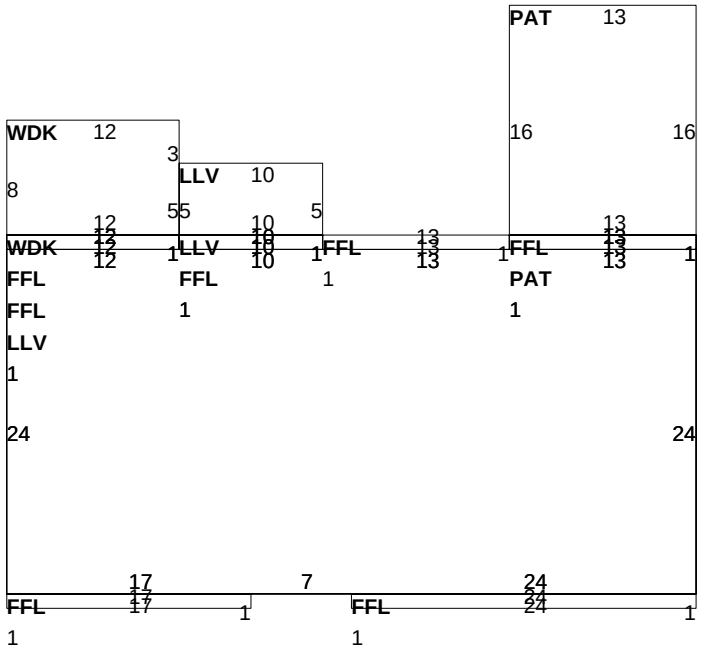
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NONE
FBM Sqft	1091		
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	111.56
Replace Cost	175,147
AYB	1985
EYB	1998
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	16
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	84
Apprais Val	147,100
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	96	7.48	1986	F		FR	50	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
FFL	1ST FLOOR	1,241	1,241		111.56	138,444
LLV	LOWR LEVEL	0	1,212		27.89	33,802
PAT	PATIO	0	221		5.55	1,227
WDK	WOOD DECK	0	108		15.49	1,673
	Ttl. Gross Liv/Lease Area:	1,241	2,782	1,570		175,147