

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
COMEAU DAVID G COMEAU DONNA G 428A PORTER RD			1 TYPCL			Description	Code	Appraised Value	Assessed Value
EAST LONGMEADOW, MA 01028 Additional Owners:		SUPPLEMENTAL DATA				RESIDENTL.	101	235,400	235,400
						RES LAND	101	117,700	117,700
						Total		353,100	353,100

1006
428A PORTER RD, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
COMEAU DAVID G RIVET CAROLINE R + FETHER INC GONTHIER		08835/ 0525 07156/ 0346 06139/ 385 03106/ 0008	05/20/1994 05/02/1989 07/01/1986 04/21/1965	U U U U	I V I I	240,000 65,000 55,000 0	H	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2017	101	229,300	2016	101	226,900	2015	101	226,900
								2017	101	115,700	2016	101	112,500	2015	101	112,500
								Total:		345,000	Total:		339,400	Total:		339,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	235,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	117,700
Special Land Value	0
Total Appraised Parcel Value	353,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	353,100

NOTES				

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
133	06/04/1996	MN	Manual Note	2,000		0		POOL A	06/14/2013			105	15	PERMIT VISIT
211	08/10/1995	MN	Manual Note	2,000		0		DECK	05/03/2007			311	13	MISSED APPT
26	03/01/1991	MN	Manual Note	120,000		0		DWLG	10/26/2006			311	2	MEASURED
									04/21/2000			250	22	MAILER SENT
									04/19/2000			247	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
																Spec Use	Spec Calc			
1	101	ONE FAM	RA				40,000	SF	2.32	1.1900	7	1.0000	1.00	MG	1.00			.90	2.49	99,600
1	101	ONE FAM	RA				2.58	AC	7,000.00	1.0000	0	1.0000	1.00	MG	1.00			1.00	7,000.00	18,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	1556		
Stories	2.00		2 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	<i>Code</i>	<i>Description</i>		<i>Percentage</i>
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH	Adj. Base Rate:			86.11
Interior Wall 1	1		DRYWALL	Replace Cost			276,922
Interior Wall 2				AYB			1991
Interior Floor 1	4		CARPET	EYB			2002
Interior Floor 2				Dep Code			GD
Heat Fuel	2		GAS	Remodel Rating			
Heat Type	1		FORCED H/A	Year Remodeled			
AC Type	03		FULL	Dep %			15
Bedrooms	3			Functional Obslnc			
Full Baths	2			External Obslnc			
Half Baths	1			Cost Trend Factor			1
Extra Fixtures	2			Condition			
Total Rooms	7			% Complete			
Bath Style	G		GOOD	Overall % Cond			85
Kitchen Style	G		GOOD	Apprais Val			235,400
Kitchens	1			Dep % Ovr			0
Extra Kitchens	0			Dep Ovr Comment			
Frame	1		WOOD	Misc Imp Ovr			0
Basement Floor				Misc Imp Ovr Comment			
Bsmt Garage				Cost to Cure Ovr			0
Units	1			Cost to Cure Ovr Comment			
WS Flues							
FBM Quality	1						
Fireplaces	0						

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,556		17.21	26,779
FFL	1ST FLOOR	1,556	1,556		86.11	133,983
GAR	GARAGE	0	576		34.38	19,805
OFF	OPEN PORCH	0	32		8.07	258
OSP	SCRN PORCH	0	168		12.81	2,153
SFL	2ND FLOOR	1,064	1,064		86.11	91,618
WDK	WOOD DECK	0	192		12.11	2,325

Ttl. Gross Liv/Lease Area:		2,620	5,144	3,216		276,922
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