

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
COSENTINI ROCCO JR COSENTINI SHANA 28 CANTERBURY CR EAST LONGMEADOW, MA 01028 Additional Owners:						Description	Code	Appraised Value	Assessed Value	1006 AST LONGMEADOW, M
						RESIDENTL.	101	286,700	286,700	
						RES LAND	101	109,500	109,500	
SUPPLEMENTAL DATA						Total		396,200	396,200	VISION
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_380095_2843975				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)									
COSENTINI ROCCO JR WOLFENDEN THOMAS H JR DAVIS JOHN H + STEPHEN A, ASM & CO INC		21382/ 39	09/30/2016	Q	I	400,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
		12258/ 415	04/09/2002	U	V	65,000		2017	101	259,200	2016	101	253,600	2015	101	253,600	
		9348/ 266	12/27/1995	U	V	745,000	N	2017	101	107,000	2016	101	103,800	2015	101	103,800	
		0/ 0		U		0		Total:			366,200	Total:			357,400	Total:	

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	NG

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	286,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	109,500
Special Land Value	0
Total Appraised Parcel Value	396,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	396,200

NOTES							
SUB DIV 868 PHASE 4 FIN BMT PER LISTING 1/17							

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
280	10/17/2001	2	DWELLING	130,700		0		OC 4/4/02	01/24/2017			317	16	FIELDREV CHG
									12/11/2015			317	2	MEASURED
									01/14/2003			274	14	INSPECTED
									11/30/2001			105	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				27,161	SF	3.25	1.2400	8	1.0000	1.00	NG	1.00				1.00	4.03	109,500

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	B-		GOOD (-)	FBM Sqft	780		
Stories	1.75		1 3/4 STORIES	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:			99.05
Interior Wall 1	1		DRYWALL	Replace Cost			318,537
Interior Wall 2				AYB			2001
Interior Floor 1	4		CARPET	EYB			2007
Interior Floor 2	3		HARDWOOD	Dep Code			GD
Heat Fuel	2		GAS	Remodel Rating			
Heat Type	3		FORCED H/W	Year Remodeled			
AC Type	03		FULL	Dep %			10
Bedrooms	4			Functional Obslnc			
Full Baths	2			External Obslnc			
Half Baths	1			Cost Trend Factor			1
Extra Fixtures	1			Condition			
Total Rooms	8			% Complete			
Bath Style	G		GOOD	Overall % Cond			90
Kitchen Style	G		GOOD	Apprais Val			286,700
Kitchens	1			Dep % Ovr			0
Extra Kitchens	0			Dep Ovr Comment			
Frame	1		WOOD	Misc Imp Ovr			0
Basement Floor	12		CONCRETE	Misc Imp Ovr Comment			
Bsmt Garage				Cost to Cure Ovr			0
Units	1			Cost to Cure Ovr Comment			
WS Flues							
FBM Quality	4						
Fireplaces	1						

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	1,504		19.82	29,813	
FFL	1ST FLOOR	1,504	1,504		99.05	148,968	
GAR	GARAGE	0	576		39.55	22,781	
HST	HALF STORY	288	576		49.52	28,526	
PAT	PATIO	0	336		5.01	1,684	
TQS	3/4 STORY	840	1,120		74.29	83,200	
WDK	WOOD DECK	0	256		13.93	3,566	
Ttl. Gross Liv/Lease Area:		2,632	5,872	3,216		318,537	

