

Property Location: 12 DALE ST  
Vision ID: 298

Account #306

MAP ID: 14A/ 21/ 75/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/06/2018 10:01

CURRENT OWNER

DROZDOWSKI DAVID  
DROZDOWSKI REGINA L  
12 DALE ST  
  
EAST LONGMEADOW, MA 01028  
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:  
SP Permit  
Chapter Land  
OC Dates  
In+Ex FY  
Mailed  
GIS ID: F\_377920\_2853463

Received  
Field 7  
Field 8  
Field 9  
Field 10  
  
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.  
RES LAND

Code

101  
101

Appraised Value

242,300  
84,500

Assessed Value

242,300  
84,500

Total

326,800

326,800

1006  
12 DALE ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

DROZDOWSKI DAVID  
LAVELLI DEBORA A  
BUONFIGLIO YOLANDA,  
G E M HOLDINGS INC,  
MASTRONARDI RICHARD A,  
MASTRONARDI MICHAEL

21144/ 221  
20038/ 386  
13500/ 119  
12487/ 450  
07213/ 0537  
02573/ 0176

04/19/2016  
09/30/2013  
08/15/2003  
08/07/2003  
07/11/1989  
10/10/1957

Q  
Q  
U  
U  
U  
U

1  
1  
1  
1  
1  
1

285,000  
300,000  
245,000  
19,000  
1  
0

00  
00  
  
R  
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

227,100

2017

101

216,900

2016

101

198,800

2018

101

84,500

2017

101

82,400

2016

101

80,000

Total:

311,600

Total:

299,300

Total:

278,800

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

OFF OF WATERMAN AVE

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

242,300

0

0

84,500

0

326,800

C

0

326,800

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201602515  
258

09/13/2016  
09/17/2002

91  
2

INSULATION  
DWELLING

3,363  
85,000

0  
0

OC 8/5/2003

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

01/23/2017  
11/04/2016  
02/03/2004  
01/14/2003

317  
317  
296  
274

16  
2  
3  
15

FIELDREV CHG  
MEASURED  
MEAS+INSPCTD  
PERMIT VISIT

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

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

16,000

SF

5.28

1.0000

5

1.0000

1.00

MA

1.00

1.00

5.28

84,500

Total Card Land Units:

0.37

AC

Parcel Total Land Area:

0.37

AC

Total Land Value:

84,500

| CONSTRUCTION DETAIL |      |     |             | CONSTRUCTION DETAIL (CONTINUED) |             |         |             |
|---------------------|------|-----|-------------|---------------------------------|-------------|---------|-------------|
| Element             | Cd.  | Ch. | Description | Element                         | Cd.         | Ch.     | Description |
| Style               | 19   |     | RANCH       | #Heat Sys                       |             |         |             |
| Model               | 01   |     | RESIDENTIAL | Central Vac                     | Y           |         |             |
| Grade               | C+   |     | AVG. (+)    | FBM Sqft                        | 934         |         |             |
| Stories             | 1.00 |     | 1 STORY     | Int vs Ext                      | S           |         | SAME        |
| Foundation          | 1    |     | CONCRETE    | MIXED USE                       |             |         |             |
| Exterior Wall 1     | 4    |     | VINYL       | Code                            | Description |         | Percentage  |
| Exterior Wall 2     |      |     |             | 101                             | ONE FAM     |         | 100         |
| Roof Structure      | 1    |     | GABLE       | COST/MARKET VALUATION           |             |         |             |
| Roof Cover          | 1    |     | ASPHALT SH  |                                 |             |         |             |
| Interior Wall 1     | 1    |     | DRYWALL     |                                 |             |         |             |
| Interior Wall 2     |      |     |             |                                 |             |         |             |
| Interior Floor 1    | 4    |     | CARPET      |                                 |             |         |             |
| Interior Floor 2    |      |     |             | Adj. Base Rate:                 |             | 108.21  |             |
| Heat Fuel           | 1    |     | OIL         | Replace Cost                    |             | 266,296 |             |
| Heat Type           | 1    |     | FORCED H/A  | AYB                             |             | 2003    |             |
| AC Type             | 03   |     | FULL        | EYB                             |             | 2009    |             |
| Bedrooms            | 3    |     |             | Dep Code                        |             | GD      |             |
| Full Baths          | 2    |     |             | Remodel Rating                  |             |         |             |
| Half Baths          | 0    |     |             | Year Remodeled                  |             |         |             |
| Extra Fixtures      | 1    |     |             | Dep %                           |             | 9       |             |
| Total Rooms         | 6    |     |             | Functional Obslnc               |             |         |             |
| Bath Style          | A    |     | AVERAGE     | External Obslnc                 |             |         |             |
| Kitchen Style       | A    |     | AVERAGE     | Cost Trend Factor               |             | 1       |             |
| Kitchens            | 1    |     |             | Condition                       |             |         |             |
| Extra Kitchens      | 0    |     |             | % Complete                      |             |         |             |
| Frame               | 1    |     | WOOD        | Overall % Cond                  |             | 91      |             |
| Basement Floor      | 12   |     | CONCRETE    | Apprais Val                     |             | 242,300 |             |
| Bsmt Garage         |      |     |             | Dep % Ovr                       |             | 0       |             |
| Bsmt Garage         |      |     |             | Dep Ovr Comment                 |             |         |             |
| Units               | 1    |     |             | Misc Imp Ovr                    |             | 0       |             |
| WS Flues            |      |     |             | Misc Imp Ovr Comment            |             |         |             |
| FBM Quality         | 3    |     |             | Cost to Cure Ovr                |             | 0       |             |
| Fireplaces          | 1    |     |             | 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 |
|                                                                |             |     |              |     |       |            |    |     |       |     |      |           |

| BUILDING SUB-AREA SUMMARY SECTION |             |             |            |           |           |                 |  |
|-----------------------------------|-------------|-------------|------------|-----------|-----------|-----------------|--|
| Code                              | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |  |
| BMT                               | BASEMENT    | 0           | 1,868      |           | 21.66     | 40,469          |  |
| FFL                               | 1ST FLOOR   | 1,868       | 1,868      |           | 108.21    | 202,130         |  |
| GAR                               | GARAGE      | 0           | 440        |           | 43.28     | 19,044          |  |
| OFP                               | OPEN PORCH  | 0           | 156        |           | 11.10     | 1,731           |  |
| WDK                               | WOOD DECK   | 0           | 192        |           | 15.22     | 2,922           |  |
| Ttl. Gross Liv/Lease Area:        |             | 1,868       | 4,524      | 2,461     |           | 266,296         |  |

