

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA	
COMEAU DAVID G		1 TYPCL			Description	Code	Appraised Value	Assessed Value		
COMEAU DONNA G					RESIDNTL.	101	253,900	253,900		
428A PORTER RD					RES LAND	101	117,700	117,700		
EAST LONGMEADOW, MA 01028	SUPPLEMENTAL DATA								VISION	
Additional Owners:	Other ID:			Received						
	SP Permit			Field 7						
	Chapter Land			Field 8						
	OC Dates			Field 9						
	In+Ex FY			Field 10						
	Mailed									
	GIS ID: F 390590 2858614			ASSOC PID#						
					Total		371,600	371,600		

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	05/20/1994	U	I	240,000	H	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
	07156/ 0346	05/02/1989	U	V	65,000		2018	101	235,400	2017	101	229,300	2016	101	226,900	
	06139/ 385	07/01/1986	U	I	55,000		2018	101	117,700	2017	101	115,700	2016	101	112,500	
	03106/ 0008	04/21/1965	U	I	0											
							Total:		353,100	Total:		345,000	Total:		339,400	

EXEMPTIONS				OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor			
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.				
									APPRaised VALUE SUMMARY			
Total:												
ASSESSING NEIGHBORHOOD									Appraised Bldg. Value (Card)		253,900	
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch		Appraised XF (B) Value (Bldg)		0
0001/A						101		MG		Appraised OB (L) Value (Bldg)		0
NOTES									Appraised Land Value (Bldg)		117,700	
									Special Land Value		0	
									Total Appraised Parcel Value		371,600	
									Valuation Method:		C	
									Adjustment:		0	
									Net Total Appraised Parcel Value		371,600	

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	TRF1	90			
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	
Total Card Land Units:							3.50	AC	Parcel Total Land Area:				3.5 AC	Total Land Value:							117,700		

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	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	Adj. Base Rate:		92.88	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		298,694	
Heat Type	1		FORCED H/A	AYB		1991	
AC Type	03		FULL	EYB		2003	
Bedrooms	3			Dep Code		GD	
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	2			Dep %		15	
Total Rooms	7			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		85	
Basement Floor				Apprais Val		253,900	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	0			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,556		18.56	28,885	
FFL	1ST FLOOR	1,556	1,556		92.88	144,517	
GAR	GARAGE	0	576		37.09	21,362	
OFP	OPEN PORCH	0	32		8.71	279	
OSP	SCRN PORCH	0	168		13.82	2,322	
SFL	2ND FLOOR	1,064	1,064		92.88	98,822	
WDK	WOOD DECK	0	192		13.06	2,508	
Ttl. Gross Liv/Lease Area:		2,620	5,144	3,216		298,694	

