

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
COELHO MANUEL R COELHO GEORGETTE C 621 NORTH MAIN STREET EAST LONGMEADOW MA 01028 GIS ID F_374758_2856250												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		013	67125		67,125								
												RES LAND		013	48525		48,525								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		013	6075		6,075								
												COMMERC.		031	22375		22,375								
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						COMM LAND		031	16175		16,175								
												COMMERC.		031	2025		2,025								
												Total		162,300		162,300									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
COELHO MANUEL R FALVO FREDERICK L JR				24944 LC00		LC 0		01-08-1991 08-14-1985		U U	I I	160,000 41,900		1 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
															2019	013	65,250	2018	013	60,300	2017	013	59,250		
																013	47,175	013	47,175	013	44,700	013	44,700		
																013	6,075	013	6,075	013	6,075	013	6,075		
																031	21,750	031	20,100	031	19,750	031	19,750		
														Total	158000	Total	151400	Total	146700						
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int												
				Total		0.00																			
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name		B		Tracing		Batch																	
0001						013		MF																	
NOTES																									
PARKING FOR MEADOWS REST																									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			013	RES/COM	
Roof Structure	2	HIP	031	MixComRes	
Roof Cover	1	ASPHALT SH		75	
Interior Wall 1	1	DRYWALL		25	
Interior Wall 2	8	PLYWD PANL		0	
Interior Floor 1	4	CARPET	COST / MARKET VALUATION		
Interior Floor 2			Adj Base Rate		118.06
Heat Fuel	3	ELECTRIC	RCN		142,019
Heat Type	1	FORCED H/A	Net Other Adj		
AC Type	01	NONE	Year Built		1960
Bedrooms	3		Effective Year Built		1981
Full Baths	1		Depreciation Code		AG
Half Baths	0		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	5		Depreciation %		37
Bath Style	A	AVERAGE	Functional Obsol		
Half Bath Style			External Obsol		
Kitchens	1		Cost Trend Factor		1
Kitchen Style	A	AVERAGE	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition		63
FBM Sqft			RCNLD		89,500
FBM Quality			Dep % Ovr		
Fireplaces	1		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	0	NO	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
85	PAVING			L	7,20	1.61	1991	70	0.00	GD	A	1.00	8,100

BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value							
BMT	BASEMENT	0	768		27.33	20,989							
FFL	1ST FLOOR	888	888		136.29	121,030							
Ttl Gross Liv / Lease Area		888	1,656	1,042		142,019							

