

State Use 101
Print Date 12/18/2019 11:31:00

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
BRODEUR MICHELE L 35 MELVIN AVE EAST LONGMEADOW MA 01028 GIS ID F_376011_2856139												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	92000		92,000												
												RES LAND		101	63300		63,300												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4700		4,700												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
												Total		160,000		160,000													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
BRODEUR KATLYN BRODEUR MICHELE L NORMANDIN,NEIL G NORMANDIN,NEIL G NORMANDIN,NEIL G				22945	74	11-08-2019	U	I	195,000		1V		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				18076	0272	11-04-2009	U	I	121,000		1V		2019	101	89,900	2018	101	82,700	2017	101	83,000								
				14712	0137	12-06-2004	U	I	1		1A			101	61,500		101	61,500		101	58,300								
				12682	0265	10-31-2002	U	I	1		1			101	4,700		101	4,700		101	4,700								
				11728	0388	06-29-2001	U	I	107,000		1		Total	156100	Total	148900	Total	146000											
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								APPRaised VALUE SUMMARY															
														Appraised BLDG. Value (Card)								92,000							
														Appraised Xf (B) Value (Bldg)								0							
														Appraised Ob (B) Value (Bldg)								4,700							
														Appraised Land Value (Bldg)								63,300							
														Special Land Value								0							
														Total Appraised Parcel Value								160,000							
														Valuation Method								C							
														Adjustment															
														Net Total Appraised Parcel Value								160,000							
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	
176		06-23-2010		MN		Manual Note		4,500								INSULATION		05-14-2018						333		2		MEASURED	
244		11-01-1991		MN		Manual Note		1,000								RAMP		11-18-2010						311		15		PERMIT VISIT	
																		01-08-2010						317		3		MEAS+INSPCTD	
																		04-16-2004						250		22		MAILER SENT	
																		04-15-2004						316		2		MEASURED	
																		06-12-1990						131		3		MEAS+INSPCTD	
																		05-20-1980						500		3		MEAS+INSPCTD	
LAND LINE VALUATION SECTION																													
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price		I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A		Adj Unit Pric		Land Value		
1	101	ONE FAM		RB				6,050	SF	13.78	0.760	3	LAND	1.00		MF	1.00				0			1.000	10.47	63,300			
Total Card Land Units								0.139	AC	Parcel Total Land Area: 0.1389								Total Land Value								63,300			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	5	LINO/VINYL	Adj Base Rate	77.26	
Interior Floor 2			RCN	161,367	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1910	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	92,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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
03	GARAGE	OB	Outbuildi	L	280	28.18	1940	60	0.00	AV	A	1.00	4,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,514		17.11	25,897	
EFB	ENCL PORCH	0	208		25.48	5,299	
FFL	1ST FLOOR	1,514	1,514		85.47	129,401	
OPF	OPEN PORCH	0	21		8.14	171	
PAT	PATIO	0	140		4.27	598	
Ttl Gross Liv / Lease Area		1,514	3,397	1,888		161,367	

