

State Use 104
Print Date 12/18/2019 1:20:49 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
LOMASCOLO DONALD W LOMASCOLO MARY 660 PROSPECT ST EAST LONGMEADOW MA 01028 GIS ID F_380268_2851299												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		104		114600		114,600															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		104		61800		61,800															
				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		176,400		176,400																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
LOMASCOLO DONALD W WESTERN NEW TAYLOR				06399 0267		02-25-1987		U		I		110,000		1B		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				6041 0054		03-25-1986		U		I		1				2019		104		111,300		2018		104		102,500		2017		104		103,800	
				05865 0297		07-31-1985		U		I		76,000				104		60,000		104		60,000		104		56,900							
				Total		0.00										Total		171300		Total		162500		Total		160700							
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																	
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int							
ASSESSING NEIGHBORHOOD																APPRaised VALUE SUMMARY																	
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)										114,600													
0001						104		MF		Appraised Xf (B) Value (Bldg)										0													
																Appraised Ob (B) Value (Bldg)										0							
																Appraised Land Value (Bldg)										61,800							
																Special Land Value										0							
																Total Appraised Parcel Value										176,400							
																Valuation Method										C							
																Adjustment																	
																Net Total Appraised Parcel Value										176,400							
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					
231		11-01-1991		MN		Manual Note		20,000								ADDITION		07-02-2019						334		2		MEASURED					
																		01-27-2012						317		16		FIELDREV CHG					
																		04-06-2004						317		14		INSPECTED					
																		03-22-2004						250		22		MAILER SENT					
																		10-14-2003						274		2		MEASURED					
																		03-05-1993						131		15		PERMIT VISIT					
																		04-02-1992						131		1		LEFT NOTICE					
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	104	TWO FAM		COM				25,623	SF	3.52	0.760	3	LAND	0.90	MF	1.00	CLOC		0		1.000	2.41	61,800										
Total Card Land Units								0.588	AC	Parcel Total Land Area: 0.5882								Total Land Value								61,800							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	MULTI-CONV	Basement Floor	12	CONCRETE
Model	03	MULTI-FAMILY	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	2.00	
Stories	2	2	Units	3	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			104	TWO FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		84.87
Interior Floor 2			RCN		201,079
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1880
AC Type	01	NONE	Effective Year Built		1975
Bedrooms	5		Depreciation Code		AV
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		114,600
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	648		20.13	13,044	
EFP	ENCL PORCH	0	63		30.26	1,906	
FFL	1ST FLOOR	956	956		100.34	95,924	
OPF	OPEN PORCH	0	301		10.00	3,010	
SFL	2ND FLOOR	864	864		100.34	86,693	
WDK	WOOD DECK	0	39		12.86	502	
Ttl Gross Liv / Lease Area		1,820	2,871	2,004		201,079	

