

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
LANGEVIN JOHN E LANGEVIN TRACY A 20 CALLENDER AVE EAST LONGMEADOW MA 01028 GIS ID F_382143_2849939										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	102000						102,000									
										RES LAND		101	85100		85,100															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400						400									
				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		187,500		187,500														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
LANGEVIN JOHN E LANGEVIN JOHN E + JUDITH B,				16355 03357		0217 0556		11-27-2006 08-13-1968		U U		I I		220,000 0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
																		2019	101	99,700	2018	101	91,700	2017	101	82,700				
																			101	82,700		101	80,700							
																			101	400		101	400							
		Total		182800		Total		174800		Total		173200																		
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						101		MA																						
NOTES																														
																Appraised BLDG. Value (Card)										102,000				
																Appraised Xf (B) Value (Bldg)										0				
																Appraised Ob (B) Value (Bldg)										400				
																Appraised Land Value (Bldg)										85,100				
																Special Land Value										0				
																Total Appraised Parcel Value										187,500				
																Valuation Method										C				
																Adjustment														
																Net Total Appraised Parcel Value										187,500				
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		
106		01-01-1982		MN		Manual Note										POOL		01-09-2015 12-19-2014 10-04-2003 07-22-1992 05-18-1992 09-04-1980						317 317 274 131 131 500		14 2 3 14 12 3		INSPECTED MEASURED MEAS+INSPCTD INSPECTED MEAS DENIED 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		RC				11,025 SF		7.72		1.000	5	LAND	1.00	MA	1.00			0			1.000		7.72		85,100			
Total Card Land Units								0.253		AC	Parcel Total Land Area:				0.2531				Total Land Value										85,100	

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	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		76.88
Interior Floor 1	4	CARPET	RCN		178,909
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1928
Heat Type	1	FORCED H/A	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		102,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
02	SHED/FR			L	96	7.48	1975	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		16.97	15,886	
EFB	ENCL PORCH	0	128		25.22	3,228	
FFL	1ST FLOOR	1,295	1,295		84.95	110,013	
GAR	GARAGE	0	624		34.04	21,238	
OPF	OPEN PORCH	0	102		8.33	850	
UHS	UNFIN HALF STORY	0	936		25.50	23,872	
WDK	WOOD DECK	0	323		11.84	3,823	
Ttl Gross Liv / Lease Area		1,295	4,344	2,106		178,909	

