

State Use 101
Print Date 12/18/2019 1:43:39 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
BREAU JOYCE B 4 SCHOOL ST EAST LONGMEADOW MA 01028 GIS ID F_381510_2849762												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	113800		113,800								
												RES LAND		101	84300		84,300								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	100		100								
				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		198,200		198,200													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
BREAU JOYCE B BREAU ROBERT A				29516 LC		06-20-2000		U		I		1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				00036 0125		09-09-1955		U		I		0				2019	101	110,500	2018	101	36,500	2017	101	71,800	
																	101	81,900		101	81,900		101	80,100	
																	101	100		101	100		101	100	
				Total		0.00												192500	Total	118500	Total	152000			
EXEMPTIONS				OTHER ASSESSMENTS														This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 113,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 100 Appraised Land Value (Bldg) 84,300 Special Land Value 0 Total Appraised Parcel Value 198,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 198,200										
Total				0.00																					
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name		B		Tracing		Batch																	
0001						101		MA																	
NOTES																									
APRIL 2017-FIRE DAMAGE=25% PER EL FD																									
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							
201702341	08-21-2017	42	REPAIRS		170,000		06-19-2018	100	06-19-2018	STRUCTURAL FIRE			06-19-2018			333	15	PERMIT VISIT							
201701140	04-19-2017	22	TEMP HOUSING		16,000		06-19-2018	100	06-19-2018	TEMP HOUSING			06-01-2017			317	P2	VISITED							
247	08-01-1988	MN	Manual Note		10,000					SUN ROOM			04-20-2004			319	14	INSPECTED							
													03-22-2004			250	22	MAILER SENT							
													10-10-2003			274	2	MEASURED							
													05-28-1992			131	14	INSPECTED							
													05-20-1992			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	101	ONE FAM	RC				8,712 SF	9.68	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.68	84,300				
Total Card Land Units							0.200 AC	Parcel Total Land Area: 0.2000							Total Land Value							84,300			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	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	1	DRYWALL	Adj Base Rate		96.95
Interior Floor 1	3	HARDWOOD	RCN		180,561
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1956
Heat Type	3	FORCED H/W	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		63
Extra Kitchens	0		RCNLD		113,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			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	32	7.48	1988	50	0.00	FR	F	0.90	100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		21.81	19,892	
FFL	1ST FLOOR	1,008	1,008		109.30	110,173	
HST	HALF STORY	456	912		54.65	49,840	
WDK	WOOD DECK	0	40		16.39	656	
Ttl Gross Liv / Lease Area		1,464	2,872	1,652		180,561	

