

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
SERRAZINA ERICA 444A NORTH MAIN ST #191 EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		104	113000		113,000														
												RES LAND		104	80400		80,400														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		104	8800		8,800														
				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#																							
GIS ID F_381338_2849492												Total		202,200		202,200															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
716 SPRING VALLEY LLC SERRAZINA ERICA OVER THE BARS LLC FERRERO WILLIAM J JR, GOODRICH				22782		174		07-31-2019		U		I		240,000		1		Year		Code		Assessed		Year		Code		Assessed			
				20343		0425		07-08-2014		Q		I		190,000		00		2019		104		109,700		2018		104		101,200			
				14824		0224		02-01-2005		U		I		219,000						104		78,200				104		76,400			
				06804		0297		04-13-1988		U		I		125,000		1				104		8,800				104		8,800			
				04103		0371		02-27-1975		U		I		0																	
																Total		196700		Total		188200		Total		187700					
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												104				MA															
NOTES																															
4/88 87 ADD 10,050																Appraised BLDG. Value (Card)										113,000					
																Appraised Xf (B) Value (Bldg)										0					
																Appraised Ob (B) Value (Bldg)										8,800					
																Appraised Land Value (Bldg)										80,400					
																Special Land Value										0					
																Total Appraised Parcel Value										202,200					
																Valuation Method										C					
																Adjustment															
																Net Total Appraised Parcel Value										202,200					
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			
201702580		09-25-2017		91		INSULATION		2,246				0				ADDITION		10-03-2014						317		3		MEAS+INSPCTD			
87		04-01-1988		MN		Manual Note		10,050										05-06-2004						317		14		INSPECTED			
																		11-02-2003						274		2		MEASURED			
																				03-25-2003						250		22		MAILER SENT	
																				05-28-1992						131		14		INSPECTED	
																				05-26-1992						131		1		LEFT NOTICE	
																		11-29-1988						105		15		PERMIT VISIT			
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		RC				22,725	SF	3.93	1.000	5	LAND	1.00	MA	1.00					0	TRF2	0.9	1.000	3.54	80,400					
Total Card Land Units								0.522	AC	Parcel Total Land Area: 0.5217								Total Land Value										80,400			

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	1.00	
Stories	2.00	2 STORY	Units	2	
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	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		85.93
Interior Floor 2			RCN		198,173
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built		1880
AC Type	01	NONE	Effective Year Built		1975
Bedrooms	4		Depreciation Code		AV
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		43
Total Rooms	8		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		113,000
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
04	GARAGE/L			L	483	30.48	1940	60	0.00	AV	A	1.00	8,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	824		20.58	16,960	
EFB	ENCL PORCH	0	382		30.94	11,820	
FFL	1ST FLOOR	824	824		102.79	84,696	
SFL	2ND FLOOR	824	824		102.79	84,696	
Ttl Gross Liv / Lease Area		1,648	2,854	1,928		198,173	

