

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
QUESNEL GREGORY M QUESNEL MEGHAN K 91 PROSPECT ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	128400		128,400												
												RES LAND		101	77500		77,500												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10																					
GIS ID F_381106_2849458				Mailed				Assoc Pid#				Total		206,300		206,300													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
QUESNEL GREGORY M ANDERSON MEGHAN K, O ROURKE,DEVIN MORGAN,BRUCE A & WEFERLING MARION M HEIRS +,				19407 0031		08-22-2012		U		I		100		1A		Year		Code	Assessed		Year		Code	Assessed					
				17257 0419		04-23-2008		U		I		229,000				2019		101	125,600		2018		101	115,900					
				13532 0190		08-21-2003		U		I		185,000						101	75,400				101	75,400					
				10468 0529		09-30-1998		U		I		112,000						101	400				101	400					
				02315 0515		06-11-1954		U		I		0												101	400				
														Total		201400		Total		191700		Total		187600					
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 VALUE SUMMARY													
																Appraised BLDG. Value (Card)								128,400					
																Appraised Xf (B) Value (Bldg)								0					
																Appraised Ob (B) Value (Bldg)								400					
																Appraised Land Value (Bldg)								77,500					
																Special Land Value								0					
																Total Appraised Parcel Value								206,300					
																Valuation Method								C					
																Adjustment													
																Net Total Appraised Parcel Value								206,300					
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	
201500084		01-13-2015		8		RENOVATION		11,850		04-24-2015		100		04-24-2015		REPLACE PLASTE		04-24-2015						317		15		PERMIT VISIT	
201200425		02-16-2012		1		PORCH		3,000				0				SUNROOM OVER E		06-05-2013						105		15		PERMIT VISIT	
188		06-30-2011		42		REPAIRS		3,835								FOUNDATION DUP		05-11-2012						317		15		PERMIT VISIT	
136		01-01-1986		MN		Manual Note										REMODEL		03-09-2012						317		15		PERMIT VISIT	
94		01-01-1983		MN		Manual Note										POOL-A		01-27-2012						317		16		FIELDREV CHG	
																		03-24-2004						250		22		MAILER SENT	
																		10-07-2003						274		2		MEASURED	
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				13,676 SF	6.30	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	5.67	77,500							
Total Card Land Units							0.314	AC	Parcel Total Land Area: 0.3140							Total Land Value							77,500						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		71.32
Interior Floor 1	3	HARDWOOD	RCN		183,436
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1910
Heat Type	5	STEAM	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		128,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	588		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		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	80	7.48	2014	70	0.00	GD	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	840		17.52	14,717	
EFB	ENCL PORCH	0	168		26.07	4,380	
FFL	1ST FLOOR	840	840		87.60	73,585	
OPF	OPEN PORCH	0	42		8.34	350	
SFL	2ND FLOOR	840	840		87.60	73,585	
UAT	UNFIN ATTC	0	840		17.52	14,717	
WDK	WOOD DECK	0	168		12.51	2,102	
Ttl Gross Liv / Lease Area		1,680	3,738	2,094		183,436	

