

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
DAVIS CHRISTOPHER F TORO MELANIE A 46 LOMBARD AVE EAST LONGMEADOW MA 01028 GIS ID F_376026_2854877												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	130500		130,500												
												RES LAND		101	63900		63,900												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400												
				SUPPLEMENTAL DATA								Total		194,800		194,800													
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MCDERMOTT TIMOTHY E DAVIS CHRISTOPHER F MARAFIOTI DINO A, PEPPER FELIX L				22651 55		05-03-2019		Q U		I I		215,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				16424 0058		12-29-2006		U I		186,000				2019		101	112,900	2018	101	104,100	2017	101	104,100						
				09579 0031		08-01-1996		U I		95,000						101	62,000		101	62,000		101	58,900						
				05815 0549		05-20-1985		U I		0		1A		Total		174900		Total		166100		Total		163000					
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		MF																					
NOTES												Appraised BLDG. Value (Card) 130,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 63,900 Special Land Value 0 Total Appraised Parcel Value 194,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 194,800																	
BUILDING PERMIT RECORD																													
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments															Date	Type	Is	Id	Cd	Purpose/Result
201702095	07-12-2017	91	INSULATION		3,559		0																	08-01-2019			334	2	MEASURED
201200179	01-30-2012	17	DECK		6,800				268 SF															05-11-2012			317	15	PERMIT VISIT
163	06-01-1987	MN	Manual Note		60,000				SFR			04-09-2004			311	3	MEAS+INSPCTD												
												07-03-1990			131	3	MEAS+INSPCTD												
												03-17-1988			130	14	INSPECTED												
												03-09-1988			130	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				8,100 SF	10.38	0.760	3	LAND	1.00	MF	1.00			0		1.000	7.89	63,900								
Total Card Land Units							0.186	AC	Parcel Total Land Area:			0.1860	Total Land Value										63,900						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		106.29
Interior Floor 2			RCN		169,458
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1987
AC Type	03	FULL	Effective Year Built		1995
Bedrooms	3		Depreciation Code		AG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		23
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		77
Extra Kitchen St			RCNLD		130,500
FBM Sqft	500		Dep % Ovr		
FBM Quality	03		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
02	SHED/FR			L	96	7.48	2015	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	1,056		25.83	27,274	
FFL	1ST FLOOR	1,056	1,056		129.26	136,497	
WDK	WOOD DECK	0	314		18.11	5,687	
Ttl Gross Liv / Lease Area		1,056	2,426	1,311		169,458	

