

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																											
DECOTEAU RONALD P TR 62 MOORE ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		104	126300		126,300																						
												RES LAND		104	63200		63,200																						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		104	900		900																						
				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_375723_2854913												Total		190,400		190,400																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
DECOTEAU RONALD P TR DECOTEAU,RONALD P OLIVERI JOHN J, OLIVERI JOHN F OLIVERI JOHN J				11436 0464		12-08-2000		U		I		100		1A		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed												
				10234 0284		04-08-1998		U		I		1		1		2019		104	122,600	2018		104	112,800	2017		104	114,200												
				09551 0054		07-09-1996		U		I		1		1A				104	61,300			104	61,300			104	58,200												
				07749 0409		07-09-1991		U		I		155,000		1A				104	900			104	900			104	900												
				07446 0547		05-04-1990		U		I		125,000				Total		184800	Total		175000	Total		173300															
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		MF																															
NOTES																																							
SALE INCL 2B-5 + 2B-21A SALE INCS 2B-21A-455 + 2B5-5-440 FY 13 ABT GRANTED																Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value										126,300 0 900 63,200 0 190,400 C 190,400													
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											
																		04-15-2016 03-12-2015 03-31-2014 05-10-2013 02-22-2013 03-25-2004 11-04-2003						317 105 317 105 105 250 274		15 1 15 15 3 22 2		PERMIT VISIT LEFT NOTICE PERMIT VISIT PERMIT VISIT MEAS+INSPCTD MAILER SENT 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		104		TWO FAM		RC								5,400 SF		15.40		0.760		3		LAND		1.00		MF		1.00				0		1.000		11.70		63,200	
Total Card Land Units																0.124		AC		Parcel Total Land Area:		0.1240		Total Land Value										63,200					

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-	AVG. (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	2	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			104	TWO FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		70.98
Interior Floor 2	3	HARDWOOD	RCN		221,520
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built		1900
AC Type	01	NONE	Effective Year Built		1975
Bedrooms	5		Depreciation Code		AV
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	10		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	1		Overall % Condition		57
Extra Kitchen St	F	FAIR	RCNLD		126,300
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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		

MIXED USE		
Code	Description	Percentage
104	TWO FAM	100
		0
		0

COST / MARKET VALUATION	
Adj Base Rate	70.98
RCN	221,520
Net Other Adj	
Year Built	1900
Effective Year Built	1975
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	43
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	57
RCNLD	126,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
03	GARAGE	OB	Outbuildi	L	432	28.18	1940	10	0.00	VP	P	0.75	900

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	915		16.64	15,223
EFP	ENCL PORCH	0	152		25.17	3,826
FFL	1ST FLOOR	1,199	1,199		83.18	99,738
PAT	PATIO	0	193		4.31	832
SFL	2ND FLOOR	1,225	1,225		83.18	101,901
Ttl Gross Liv / Lease Area		2,424	3,684	2,663		221,520

