

State Use 101
Print Date 12/18/2019 3:09:46 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
DERALEAU LAWRENCE W JR DERALEAU NANCY 102 GERRARD AVE EAST LONGMEADOW MA 01028 GIS ID F_375372_2854373												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	89600		89,600						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	63800		63,800						
												RESIDNTL.		101	800		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#															
												Total		154,200		154,200							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
DERALEAU LAWRENCE W JR DERALEAU LAWRENCE W JR DERALEAU LAWRENCE W JR				09820	0371	04-08-1997	U	I	1		1A	Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				09714	0566	12-17-1996	U	I	30,000		1	2019	101	87,500	2018	101	79,200	2017	101	77,600			
				04530	0296	12-21-1977	U	I	0				101	61,900		101	61,900		101	58,700			
													101	800		101	800		101	800			
				Total		0.00								Total		150200		Total		141900		Total	
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) 89,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 800 Appraised Land Value (Bldg) 63,800 Special Land Value 0 Total Appraised Parcel Value 154,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 154,200							
Total			0.00																				
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name			B			Tracing			Batch												
0001								101			MF												
NOTES																							
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					
201702432	09-14-2017	62	SOLAR		9,405		03-07-2018	0	03-07-2018		SOLAR ON REAR O		03-07-2018			333	3	MEAS+INSPCTD					
304	11-05-2003	8	RENOVATION		26,000						OC 1/20/2004		04-08-2004			311	3	MEAS+INSPCTD					
317	11-01-1994	MN	Manual Note		5,000						ALTERATION		01-28-2004			296	15	PERMIT VISIT					
													01-11-1995			107	15	PERMIT VISIT					
													05-06-1992			107	22	MAILER SENT					
													08-01-1990			131	2	MEASURED					
													01-23-1990			105	16	FIELDREV CHG					
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				7,500 SF	11.18	0.760	3	LAND	1.00	MF	1.00			0		1.000	8.50	63,800		
Total Card Land Units							0.172 AC	Parcel Total Land Area: 0.1722							Total Land Value							63,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	5	ASBESTOS	Code	Description	Percentage
Exterior Wall 2	4	VINYL	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		78.19
Interior Floor 1	3	HARDWOOD	RCN		142,260
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1924
Heat Type	5	STEAM	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		89,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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	160	7.48	2002	70	0.00	GD	A	1.00	800
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1981	63	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	720		17.76	12,787	
EFP	ENCL PORCH	0	48		25.90	1,243	
FFL	1ST FLOOR	744	744		88.80	66,068	
OPF	OPEN PORCH	0	42		8.46	355	
TQS	3/4 STORY	648	864		66.60	57,543	
WDK	WOOD DECK	0	342		12.46	4,262	
Ttl Gross Liv / Lease Area		1,392	2,760	1,602		142,260	

