

State Use 101
Print Date 12/18/2019 3:21:00 P

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
LAVALLEY DONALD J + KATHLEEN M 223 BRAEBURN RD EAST LONGMEADOW MA 01028 GIS ID F_374929_2852910 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	170900				170,900								
														RES LAND		101	65900				65,900								
						DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400				400								
						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		237,200		237,200													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
LAVALLEY DONALD J + KATHLEEN M TR LAVALLEY DONALD J				20461 05018		0374 0325		10-14-2014		U U		I I		100 0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
																		2019	101	166,600	2018	101	142,900	2017	101	142,400			
																			101	63,900		101	63,900		101	60,600			
																			101	400		101	400		101	400			
												Total		230900		Total		207200		Total		203400							
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		1,200.00																APPRaised VALUE SUMMARY							
Nbhd		Nbhd Name				B		Tracing				Batch		Appraised BLDG. Value (Card)								170,900							
0001								101				MF		Appraised Xf (B) Value (Bldg)								0							
														Appraised Ob (B) Value (Bldg)								400							
														Appraised Land Value (Bldg)								65,900							
														Special Land Value								0							
														Total Appraised Parcel Value								237,200							
														Valuation Method								C							
														Adjustment															
														Net Total Appraised Parcel Value								237,200							
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	
327		10-14-2005		7		REMODEL		3,000								KITCHEN		03-06-2018						333		2		MEASURED	
256		09-13-2002		9		ALTERATION		14,500								CHNGE THREE SE		12-16-2005						311		15		PERMIT VISIT	
29		02-24-1997		MN		Manual Note		1,400								REPLACE		06-01-2004						319		14		INSPECTED	
																		04-06-2004						250		22		MAILER SENT	
																		04-02-2004						316		2		MEASURED	
																		12-17-2002						274		15		PERMIT VISIT	
																		08-16-1990						131		3		MEAS+INSPCTD	
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		RB				15,000	SF	5.78	0.760	3	LAND	1.00	MF	1.00				0		1.000	4.39	65,900					
Total Card Land Units								0.344	AC	Parcel Total Land Area: 0.3444								Total Land Value								65,900			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	2	
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	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		96.52
Interior Floor 1	4	CARPET	RCN		219,078
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1980
Heat Type	3	FORCED H/W	Effective Year Built		1996
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		22
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	G	GOOD	Overall % Condition		78
Extra Kitchens	0		RCNLD		170,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	600		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		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	80	7.48	1986	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,416	1,416		119.98	169,887	
LLV	LOWR LEVEL	0	1,200		29.99	35,993	
STG	STORAGE	0	168		47.85	8,038	
WDK	WOOD DECK	0	308		16.75	5,159	
Ttl Gross Liv / Lease Area		1,416	3,092	1,826		219,078	

