

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
LAFRATTA ANGELO M LAFRATTA THERESA 4 HOLY CROSS CR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	216700		216,700							
												RES LAND		101	64400		64,400							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	11200		11,200							
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA																				
				Alt Prcl ID				Received																
				SP Permit				NIA																
GIS ID F_374962_2853779				Chapter Land				Field 8																
				OC Dates				Field 9																
				In+Ex FY				Field 10																
				Mailed				Assoc Pid#																
												Total		292,300		292,300								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
LAFRATTA ANGELO M				03385	0571	12-02-1968	U	I	0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
													2019	101	211,000	2018	101	195,800	2017	101	191,600			
														101	62,500		101	62,500		101	59,400			
														101	11,200		101	11,200		101	11,200			
		Total		284700		Total		269500		Total		262200												
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)										216,700		
												Appraised Xf (B) Value (Bldg)										0		
												Appraised Ob (B) Value (Bldg)										11,200		
												Appraised Land Value (Bldg)										64,400		
												Special Land Value										0		
												Total Appraised Parcel Value										292,300		
												Valuation Method										C		
												Adjustment												
												Net Total Appraised Parcel Value										292,300		
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		
20096		09-01-1991		MN	Manual Note		10,000								ADDITION POOL		03-21-2018			333	2	MEASURED		
		01-01-1984		MN	Manual Note		04-12-2004	250									22			MAILER SENT				
		04-09-2004	316	2	MEASURED																			
		03-04-1993	131	15	PERMIT VISIT																			
		07-22-1992	131	14	INSPECTED																			
		05-06-1992	107	22	MAILER SENT																			
		08-13-1990	131	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				10,000	SF	8.48	0.760	3	LAND	1.00	MF	1.00				0		1.000	6.44	64,400
Total Card Land Units								0.230	AC	Parcel Total Land Area: 0.2296				Total Land Value										64,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 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	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		82.08
Interior Floor 1	3	HARDWOOD	RCN		281,424
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1966
Heat Type	3	FORCED H/W	Effective Year Built		1995
AC Type	03	FULL	Depreciation Code		GV
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		23
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		77
Extra Kitchens	0		RCNLD		216,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	827		Dep Ovr Comment		
FBM Quality	3		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	125	7.48	1984	70	0.00	GD	G	1.25	800
11	POOL I-V	OB	Outbuildi	L	512	29.00	1984	70	0.00	GD	A	1.00	10,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,034		19.96	20,636	
FFL	1ST FLOOR	1,553	1,553		99.69	154,818	
GAR	GARAGE	0	384		39.98	15,352	
OPF	OPEN PORCH	0	45		11.08	498	
PAT	PATIO	0	160		4.98	798	
SFL	2ND FLOOR	864	864		99.69	86,132	
WDK	WOOD DECK	0	227		14.05	3,190	
Ttl Gross Liv / Lease Area		2,417	4,267	2,823		281,424	

