

State Use 101
Print Date 12/18/2019 9:21:27 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
NASSAR MARIA J + STOLAR ANDRE C/O ANZALOTTI 19 ELIZABETH CR LONGMEADOW MA 01106 GIS ID F_379290_2852931 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	76700		76,700												
												RES LAND		101	71000		71,000												
				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		148,100		148,100											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
NASSAR MARIA J + STOLAR ANDREA J CO COLBY ANZALOTTI BARBARA J KERN DAVID + LINDA JEAN, FORTINI ELEANOR R				20664 0247		04-15-2015		U I				1 1F				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				10588 0482		12-28-1998		U I				89,000				2019	101	74,900	2018	101	68,900	2017	101	69,200					
				08808 0388		04-21-1994		U I				1 1A					101	68,900		101	68,900		101	67,300					
				05407 0247		03-17-1983		U I				11,000 1A					101	400		101	400		101	400					
																Total		144200		Total		138200		Total		136900			
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			MA																		
NOTES																													
																		Appraised BLDG. Value (Card)								76,700			
																		Appraised Xf (B) Value (Bldg)								0			
																		Appraised Ob (B) Value (Bldg)								400			
																		Appraised Land Value (Bldg)								71,000			
																		Special Land Value								0			
																		Total Appraised Parcel Value								148,100			
																		Valuation Method								C			
																		Adjustment											
																		Net Total Appraised Parcel Value								148,100			
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	
																		05-26-2017						105		1		LEFT NOTICE	
																		04-05-2004						250		22		MAILER SENT	
																		03-23-2004						311		2		MEASURED	
																		04-01-1992						107		22		MAILER SENT	
																		10-04-1990						131		2		MEASURED	
																		01-29-1990						105		16		FIELDREV CHG	
																		06-17-1980						500		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		BUS				4,750	SF	16.60	1.000	5	LAND	1.00		MA	1.00					0	TRF2	0.9	1.000	14.94	71,000		
Total Card Land Units								0.109	AC	Parcel Total Land Area: 0.1090								Total Land Value										71,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor		
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	3	ALUMINUM	Code	Description	Percentage
Exterior Wall 2			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		83.80
Interior Floor 1	3	HARDWOOD	RCN		134,510
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1924
Heat Type	1	FORCED H/A	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
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		57
Extra Kitchens	0		RCNLD		76,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	420		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			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	96	7.48	1988	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	600		19.93	11,956	
EFB	ENCL PORCH	0	133		29.97	3,985	
FFL	1ST FLOOR	704	704		99.64	70,144	
TQS	3/4 STORY	450	600		74.73	44,837	
WDK	WOOD DECK	0	258		13.90	3,587	
Ttl Gross Liv / Lease Area		1,154	2,295	1,350		134,510	

