

State Use 101
Print Date 12/19/2019 8:53:05 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW										
QUERCUS PROPERTIES LLC 265 MILLBROOK DR EAST LONGMEADOW MA 01028 GIS ID F_382384_2855956				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	80700		80,700													
												RES LAND		101	65400		65,400													
												RESIDNTL.		101	5700		5,700													
				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						151,800		151,800												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
SNOW KATHLEEN M QUERCUS PROPERTIES LLC KAYE THOMAS M TR SCAGNI ROBERT R				22613 535		04-05-2019		Q		I		156,900		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				20843 0332		08-25-2015		U		I		1		1F		2019	101	64,300	2018	101	59,500	2017	101	59,900						
				20636 0146		03-25-2015		Q		I		85,000		00			101	63,500		101	63,500		101	60,200						
				04329 0216		09-29-1976		U		I		0					101	5,700		101	5,700		101	5,700						
														Total		133500		Total		128700		Total		125800						
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												APPRaised VALUE SUMMARY												
Nbhd				Nbhd Name			B			Tracing			Batch			Appraised BLDG. Value (Card)										80,700				
0001										101			MF			Appraised Xf (B) Value (Bldg)										0				
														Appraised Ob (B) Value (Bldg)										5,700						
														Appraised Land Value (Bldg)										65,400						
														Special Land Value										0						
														Total Appraised Parcel Value										151,800						
														Valuation Method										C						
														Adjustment																
														Net Total Appraised Parcel Value										151,800						
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		
201502931 8		11-30-2015 01-01-1985		9 MN		ALTERATION Manual Note		17,800		05-13-2016		100		05-13-2016		ROOF, SING, DECK, WOOD STOVE		05-13-2016 09-25-2015 03-17-2004 08-23-2003 03-27-1992 12-15-1980						317 317 250 274 131 500		15 2 22 2 3 3		PERMIT VISIT MEASURED MAILER SENT MEASURED MEAS+INSPCTD 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		RA				13,430		SF	6.41	0.760	3	LAND	1.00	MF	1.00			0			1.000		4.87		65,400			
Total Card Land Units								0.308		AC	Parcel Total Land Area: 0.3083								Total Land Value										65,400	

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	02		BUNGALOW				Basement Floor	12	CONCRETE				
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	C		AVERAGE				#Heat Sys	1.00					
Stories	1.00		1 STORY				Units	1					
Foundation	3		MASONRY				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				103.21		
Interior Floor 1	3		HARDWOOD				RCN				115,256		
Interior Floor 2	4		CARPET				Net Other Adj						
Heat Fuel	1		OIL				Year Built				1932		
Heat Type	3		FORCED H/W				Effective Year Built				1988		
AC Type	01		NONE				Depreciation Code				GD		
Bedrooms	2						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	0						Depreciation %				30		
Extra Fixtures	0						Functional Obsol						
Total Rooms	5						External Obsol						
Bath Style	AV		AV				Cost Trend Factor				1		
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition				70		
Extra Kitchens	0						RCNLD				80,700		
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
03	GARAGE	OB	Outbuildi	L	312	28.18	1948	60	0.00	AV	A	1.00	5,300
02	SHED/FR			L	100	7.48	1948	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	510		24.21		12,349		
EFP	ENCL PORCH					0	20		36.32		726		
FFL	1ST FLOOR					830	830		121.07		100,486		
WDK	WOOD DECK					0	100		16.95		1,695		
Ttl Gross Liv / Lease Area						830	1,460	952			115,256		

