

State Use 101
Print Date 12/19/2019 9:04:24 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
COOMBS DONALD COOMBS MICHELLE 44 MEADOW RD EAST LONGMEADOW MA 01028 GIS ID F_384406_2853931 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	153000		153,000										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	98900		98,900										
												RESIDNTL.		101	300		300										
				SUPPLEMENTAL DATA										Total		252,200		252,200									
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
COOMBS DONALD ROBARE MICHAEL G + CATHERINE M, RODRIGUES ARMAND T + DONN HENDRIX RODRIGUES				13240 0259		05-29-2003		U		I		197,500		1A 1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				09870 0286		05-23-1997		U		I		141,000				2019	101	161,900	2018	101	149,900	2017	101	147,100			
				06457 0222		04-21-1987		U		I		1				101	96,100	101	96,100	101	101	94,200					
				06457 0221		04-21-1987		U		I		1				101	300	101	300	101	101	300					
				05775 0439		03-15-1985		U		I		13,000				Total	258300	Total	246300	Total	241600						
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		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 153,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 98,900 Special Land Value 0 Total Appraised Parcel Value 252,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 252,200																	
0001						101		MG																			
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									
54	01-01-1985	MN	Manual Note								SFR		08-05-2019			334	3	MEAS+INSPCTD									
													12-28-2012			317	2	MEASURED									
													12-13-2002			250	22	MAILER SENT									
													12-12-2002			274	2	MEASURED									
													06-17-1992			131	14	INSPECTED									
													06-08-1992			107	1	LEFT NOTICE									
													04-28-1982			500	14	INSPECTED									
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				31,190 SF	2.96	1.190	7	LAND	0.90	MG	1.00	WET2		0		1.000	3.17	98,900						
Total Card Land Units							0.716 AC	Parcel Total Land Area: 0.7160							Total Land Value							98,900					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
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	
Exterior Wall 2	8	BRICK VENR	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	101.96	
Interior Floor 1	4	CARPET	RCN	201,351	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1985	
Heat Type	1	FORCED H/A	Effective Year Built	1994	
AC Type	01	NONE	Depreciation Code	AG	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	24	
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	76	
Extra Kitchens	0		RCNLD	153,000	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1091		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	96	7.48	1986	50	0.00	FR	F	0.90	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,241	1,241		128.25	159,157	
LLV	LOWR LEVEL	0	1,212		32.06	38,859	
PAT	PATIO	0	221		6.38	1,411	
WDK	WOOD DECK	0	108		17.81	1,924	
Ttl Gross Liv / Lease Area		1,241	2,782	1,570		201,351	

