

State Use 101
Print Date 12/19/2019 9:41:54 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
SOUMAKIS MATTHEW S DONALDSON KELLY 41 BIRCHLAND AVE EAST LONGMEADOW MA 01028 GIS ID F_382975_2851019												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		145300		145,300																									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		85600		85,600																									
				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		230,900		230,900																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
SOUMAKIS MATTHEW S LAUSHWAY MARK G +, HOWARD HOWARD				LC-31		0		10-29-2004		U		I		234,900		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				LC02-		0		06-10-1988		U		I		143,500				2019		101		136,700		2018		101		126,900		2017		101		125,200									
				LC00		0		08-05-1986		U		I		1				101		83,100		101		83,100		101		81,000															
				LC00		0		10-12-1978		U		I		0																													
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)								145,300																	
																		Appraised Xf (B) Value (Bldg)								0																	
																		Appraised Ob (B) Value (Bldg)								0																	
																		Appraised Land Value (Bldg)								85,600																	
																		Special Land Value								0																	
Total Appraised Parcel Value																		230,900																									
Valuation Method																		C																									
Adjustment																																											
Net Total Appraised Parcel Value																		230,900																									
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															
292		11-01-1989		MN		Manual Note		4,500								REMODEL		07-02-2019						334		3		MEAS+INSPCTD															
																		10-11-2013						317		2		MEASURED															
																		04-02-2004						250		22		MAILER SENT															
																		03-11-2004						311		2		MEASURED															
																		08-13-1992						131		2		MEASURED															
																		04-16-1990						131		15		PERMIT VISIT															
																		12-09-1980						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		RC								11,900		SF		7.19		1.000		5		LAND		1.00		MA		1.00				0		1.000		7.19		85,600			
Total Card Land Units																		0.273		AC		Parcel Total Land Area: 0.2732												Total Land Value								85,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	05	CAPE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.75	1 3/4 STORIES	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	2	CLAPBOARD	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	2	PLASTER	Adj Base Rate		88.18	
Interior Floor 1	3	HARDWOOD	RCN		230,635	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1945	
Heat Type	1	FORCED H/A	Effective Year Built		1981	
AC Type	02	PARTIAL	Depreciation Code		AG	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		37	
Extra Fixtures	0		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		63	
Extra Kitchens	0		RCNLD		145,300	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	672		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		21.09	19,739	
FFL	1ST FLOOR	1,152	1,152		105.55	121,598	
GAR	GARAGE	0	308		42.15	12,983	
PAT	PATIO	0	418		5.30	2,217	
TQS	3/4 STORY	702	936		79.17	74,099	
Ttl Gross Liv / Lease Area		1,854	3,750	2,185		230,635	

