

State Use 101
Print Date 12/18/2019 9:29:52 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
LAROCCA LUIGI LAROCCA MARGARET M 46 WATERMAN AVE EAST LONGMEADOW MA 01028 GIS ID F_377878_2853156												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	185500		185,500										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	84400		84,400										
												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		270,300		270,300											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
LAROCCA LUIGI				05702 0254		10-19-1984		U		I		59,900		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
																2019	101	183,700	2018	101	165,100	2017	101	166,300			
																	101	82,000		101	82,000		101	79,500			
																	101	400		101	400		101	400			
														Total	266100		Total	247500		Total	246200						
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)						185,500					
0001										101			MA			Appraised Xf (B) Value (Bldg)						0					
																Appraised Ob (B) Value (Bldg)						400					
																Appraised Land Value (Bldg)						84,400					
NOTES PL 276 PG 31																		Special Land Value						0			
																		Total Appraised Parcel Value						270,300			
																		Valuation Method						C			
																		Adjustment									
Net Total Appraised Parcel Value																		270,300									
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				
201900801		03-21-2019		7			26,083		05-29-2019		100		05-29-2019		BATH		05-29-2019				334	15	PERMIT VISIT				
387		12-16-2008		25	WINDOWS		1,700								5 REPLACEMENT		05-10-2018				333	3	MEAS+INSPCTD				
50		04-01-1991		MN	Manual Note		12,000								ADDITION		02-13-2009				317	15	PERMIT VISIT				
269		08-01-1987		MN	Manual Note		2,395								AG POOL		11-03-2005				250	11	ENTRY DENIED				
26		01-01-1986		MN	Manual Note										FIN SEC FL		06-08-2005				250	22	MAILER SENT				
170		01-01-1984		MN	Manual Note										DWELLING		05-05-2005				311	2	MEASURED				
																		10-11-1990				131	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				9,000	SF	9.38	1.000	5	LAND	1.00	MA	1.00				0			1.000	9.38	84,400			
Total Card Land Units							0.207	AC	Parcel Total Land Area: 0.2066							Total Land Value										84,400	

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	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	85.26	
Interior Floor 2	6	CERAMIC TL	RCN	247,278	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1984	
AC Type	01	NONE	Effective Year Built	1993	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths			Year Remodeled		
Extra Fixtures			Depreciation %	25	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	75	
Extra Kitchen St			RCNLD	185,500	
FBM Sqft	648		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	2000	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	864		20.21	17,461	
FFL	1ST FLOOR	864	864		100.93	87,203	
GAR	GARAGE	0	528		40.33	21,296	
OPF	OPEN PORCH	0	24		8.41	202	
SFL	2ND FLOOR	552	552		100.93	55,713	
TQS	3/4 STORY	648	864		75.70	65,403	
Ttl Gross Liv / Lease Area		2,064	3,696	2,450		247,278	

