

Property Location

11 COBBLESTONE LN

Map ID

40/ 1A/ 1/ /

Bldg Name

State Use

101

Vision ID

3478

Account #

3533

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 10:32:36

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW					
RIOUX ERIC A RIOUX LAURA J 11 COBBLESTONE LN EAST LONGMEADOW MA 01028 GIS ID F_383046_2846834		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed	
										RESIDNTL.		101				199300		199,300	
										RES LAND		101				116800		116,800	
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101				14200		14,200	
SUPPLEMENTAL DATA										Total		330,300		330,300					
		Alt Prcl ID		Received															
		SP Permit		NIA															
		Chapter Land		Field 8															
		OC Dates		Field 9															
		In+Ex FY		Field 10															
		Mailed		Assoc Pid#															

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
RIOUX ERIC A FIOR ROBERT A, DECESARE,ELIZABETH J DECESARE FELIX +, SPEIGHT		18893 0014		08-26-2011		U		I		290,000		1		Year		Code		Assessed		Year		Code		Assessed	
		16274 0431		10-20-2006		U		I		320,000				2019		101		193,900		2018		101		181,800	
		13410 0140		07-24-2003		U		I		1						101		113,200		2017		101		110,700	
		06209 0134		08-29-1986		U		I		157,500						101		14,200				101		14,200	
		0000 0000		12-31-1940		U		I		0				Total		321300		Total		309200		Total		302400	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year		Code		Description		Amount													
Total		0.00																	

ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)						199,300							
0001						101		NG		Appraised Xf (B) Value (Bldg)						0							
												Appraised Ob (B) Value (Bldg)						14,200					
												Appraised Land Value (Bldg)						116,800					
												Special Land Value						0					
												Total Appraised Parcel Value						330,300					
												Valuation Method						C					
												Adjustment											
												Net Total Appraised Parcel Value						330,300					

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	
201701231		04-20-2017		62		SOLAR		24,640		05-29-2018		100		05-29-2018		SIDE OF GARAGE		05-29-2018						400		15		PERMIT VISIT	
201302513		08-16-2013		11		POOL		2,000		04-23-2014		100		04-23-2014		18X33 ABV GRND		04-23-2014						105		15		PERMIT VISIT	
207		07-08-2010		5		DEMOLITION		3,000								INGROUND POOL		12-02-2011						317		3		MEAS+INSPCTD	
117		05-01-1994		MN		Manual Note		3,500								ALTERATION		11-21-2011						316		2		MEASURED	
307		10-01-1987		MN		Manual Note		11,500								POOL		12-16-2010						317		15		PERMIT VISIT	
262		08-01-1987		MN		Manual Note		10,000								GARAGE		02-03-2004						296		3		MEAS+INSPCTD	
																		10-31-2002						250		22		MAILER SENT	

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								35,495 SF		2.65		1.240		8		LAND		1.00		NG		1.00				0				1.000		3.29		116,800	
Total Card Land Units														0.815		AC		Parcel Total Land Area:				0.8149				Total Land Value										116,800					

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State Use 101
 Print Date 12/19/2019 10:32:36

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	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	83.08	
Interior Floor 1	4	CARPET	RCN	262,296	
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1985	
Heat Type	1	FORCED H/A	Effective Year Built	1994	
AC Type	03	FULL	Depreciation Code	AG	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	24	
Extra Fixtures	1		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	199,300	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	480		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	1	YES	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
05	GAR/IMP			L	672	31.63	1987	60	0.00	AV	A	1.00	12,800
08	POOLA-O			L	33	69.00	2013	60	0.00	AV	A	1.00	1,400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1994	76	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	960		19.49	18,715
FFL	1ST FLOOR	1,240	1,240		97.47	120,865
GAR	GARAGE	0	575		38.99	22,418
OFP	OPEN PORCH	0	21		9.28	195
PAT	PATIO	0	684		4.85	3,314
STG	STORAGE	0	575		38.99	22,418
TQS	3/4 STORY	720	960		73.10	70,180
WDK	WOOD DECK	0	304		13.79	4,191
Ttl Gross Liv / Lease Area		1,960	5,319	2,691		262,296

