

State Use 101
Print Date 12/19/2019 11:04:30

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
MASTRANGELO RALPH F MASTRANGELO DEBRAA 42 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_386417_2857468				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		183200		183,200																							
												RES LAND		101		108500		108,500																							
												RESIDNTL.		101		2400		2,400																							
				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		294,100		294,100																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
MASTRANGELO RALPH F RICHTER WALTER L				07375 04324		0535 0173		01-26-1990 09-16-1976		U U		I I		200,000 0				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed							
																		2019		101		178,100		2018		101		202,100		2017		101		194,700							
																				101		105,200				101		105,200		101		103,000									
																						2,400				101		2,400		101		2,400									
				Total		0.00										Total		285700		Total		309700		Total		300100															
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										Appraised BLDG. Value (Card)										183,200													
Nbhd		Nbhd Name		B		Tracing		Batch												Appraised Xf (B) Value (Bldg)										0											
0001						101		MG												Appraised Ob (B) Value (Bldg)										2,400											
NOTES																		Appraised Land Value (Bldg)										108,500													
																		Special Land Value										0													
																		Total Appraised Parcel Value										294,100													
																		Valuation Method										C													
																		Adjustment																							
Net Total Appraised Parcel Value																		294,100																							
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													
																		05-30-2018						333		3		MEAS+INSPCTD													
																		09-29-2010						311		2		MEASURED													
																		09-12-2002						250		22		MAILER SENT													
																		09-10-2002						274		2		MEASURED													
																		02-13-1992						170		3		MEAS+INSPCTD													
																		01-15-1981						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		RA								27,532		SF		3.31		1.190		7		LAND		1.00		MG		1.00				0		1.000		3.94		108,500	
Total Card Land Units														0.632		AC		Parcel Total Land Area: 0.6320										Total Land Value										108,500			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#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	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		85.30
Interior Floor 1	3	HARDWOOD	RCN		261,764
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1968
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
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		70
Extra Kitchens	0		RCNLD		183,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	2		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
07	POOL A-C	OB	Outbuildi	L	28	69.00	2000	70	0.00	GD	A	1.00	1,400
22	WOOD DK			L	160	9.20	2000	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION											
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value					
BMT	BASEMENT	0	1,205		21.40	25,791					
EFB	ENCL PORCH	0	80		32.11	2,568					
FFL	1ST FLOOR	1,205	1,205		107.02	128,956					
GAR	GARAGE	0	624		42.88	26,754					
OPF	OPEN PORCH	0	40		10.70	428					
PAT	PATIO	0	310		5.52	1,712					
TQS	3/4 STORY	706	941		80.29	75,554					
Ttl Gross Liv / Lease Area		1,911	4,405	2,446			261,764				

