

State Use 101
Print Date 12/19/2019 11:14:09

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
GAUDET MICHAEL P GAUDET ALEXANDRA M 77 RIDGE RD EAST LONGMEADOW MA 01028 GIS ID F_385332_2855165												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	255100		255,100									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	106400		106,400									
												RESIDNTL.		101	17400		17,400									
				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		378,900		378,900										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
GAUDET MICHAEL P PLACZEK DAVID S TAFT MILLENS W JR TRUSTEE, TAFT MILLENS W JR, TAFT CHARLOTTE T,				21920	0021	10-27-2017	U	I	297,000		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				18991	0228	11-09-2011	U	I	326,000			2019	101	247,900	2018	101	216,000	2017	101	210,900						
				18569	0066	11-24-2010	U	I	1		1A	101	103,000	101	103,000	101	101,000									
				13914	0530	01-20-2004	U	I	1		1A	101	17,400	101	17,400	101	17,400									
				07913	0211	01-21-1992	U	I	1		1A															
Total												368300		Total		336400		Total		329300						
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 BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value													
0001							101			MG																
NOTES																										
												Appraised BLDG. Value (Card)										255,100				
												Appraised Xf (B) Value (Bldg)										0				
												Appraised Ob (B) Value (Bldg)										17,400				
												Appraised Land Value (Bldg)										106,400				
												Special Land Value										0				
												Total Appraised Parcel Value										378,900				
Valuation Method										C																
Adjustment																										
Net Total Appraised Parcel Value										378,900																
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			
201701843		06-15-2017		7	REMODEL		25,000		02-28-2018		100	02-28-2018		KITCHEN		02-28-2018					333	15	PERMIT VISIT			
																12-30-2011					317	14	INSPECTED			
																10-28-2011					317	2	MEASURED			
																09-04-2002					274	3	MEAS+INSPECTD			
																02-13-1992					105	3	MEAS+INSPECTD			
																01-15-1981					500	3	MEAS+INSPECTD			
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				22,444 SF		3.98	1.190	7	LAND	1.00	MG	1.00			0			1.000	4.74		106,400	
Total Card Land Units								0.515		AC	Parcel Total Land Area: 0.5152						Total Land Value								106,400	

Property Location 77 RIDGE RD
Vision ID 3737

Account # 3801

Map ID 47/ 41/ 70/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2	4	SOLID WOOD	Adj Base Rate		73.36
Interior Floor 1	3	HARDWOOD	RCN		331,268
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1958
Heat Type	1	FORCED H/A	Effective Year Built		1995
AC Type	03	FULL	Depreciation Code		GV
Bedrooms	5		Remodel Rating		03
Full Baths	2		Year Remodeled		2017
Half Baths	1		Depreciation %		23
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		77
Extra Kitchens	0		RCNLD		255,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
11	POOL I-V	OB	Outbuildi	L	1.00	29.00	1968	60	0.00	AV	A	1.00	17,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	980		18.10	17,740	
EFB	ENCL PORCH	0	788		27.11	21,360	
FFL	1ST FLOOR	1,410	1,410		90.51	127,620	
GAR	GARAGE	0	560		36.20	20,274	
OPF	OPEN PORCH	0	278		9.12	2,534	
PAT	PATIO	0	466		4.47	2,082	
SFL	2ND FLOOR	1,543	1,543		90.51	139,658	
Ttl Gross Liv / Lease Area		2,953	6,025	3,660		331,268	

