

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
COMEAU DAVID G COMEAU DONNA G 428A PORTER RD EAST LONGMEADOW MA 01028 GIS ID F_390590_2858614												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	258500		258,500														
												RES LAND		101	120500		120,500														
				DRAINAGE				VIEW		COMMUNITY																					
				SUPPLEMENTAL DATA								Total		379,000		379,000															
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
COMEAU DAVID G RIVET CAROLINE R + FETHER INC GONTHIER				08835		0525		05-20-1994		U		I		240,000		1		Year		Code	Assessed		Year		Code	Assessed					
				07156		0346		05-02-1989		U		V		65,000				2019		101	253,900		2018		101	235,400					
				06139		0385		07-01-1986		U		I		55,000						101	117,700				101	117,700					
				03106		0008		04-21-1965		U		I		0																	
																Total		371600		Total		353100		Total		345000					
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		MG																							
NOTES																															
												Appraised BLDG. Value (Card)								258,500											
												Appraised Xf (B) Value (Bldg)								0											
												Appraised Ob (B) Value (Bldg)								0											
												Appraised Land Value (Bldg)								120,500											
												Special Land Value								0											
												Total Appraised Parcel Value								379,000											
												Valuation Method								C											
												Adjustment																			
												Net Total Appraised Parcel Value								379,000											
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			
201901726		04-30-2019		91		INSULATION		2,000		06-03-2019		100		05-13-2019		COMPLETE PER B		08-22-2019						334		3		MEAS+INSPCTD			
133		06-04-1996		MN		Manual Note		2,000								POOL A		06-03-2019						400		15		PERMIT VISIT			
211		08-10-1995		MN		Manual Note		2,000								DECK		06-14-2013						105		15		PERMIT VISIT			
26		03-01-1991		MN		Manual Note		120,000								DWLG		05-03-2007						311		13		MISSED APPT			
																		10-26-2006						311		2		MEASURED			
																		04-21-2000						250		22		MAILER SENT			
																		04-19-2000						247		2		MEASURED			
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				40,000		SF		2.39	1.190	7	LAND	1.00	MG	1.00							0.9	1.000		2.56		102,400	
1	101	ONE FAM		RA				2.580		AC		7,000.00	1.000	0		1.00	MG	1.00								1.000		7,000.00		18,100	
Total Card Land Units								3.498		AC		Parcel Total Land Area: 3.4983												Total Land Value				120,500			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	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	4	CARPET	Adj Base Rate	79.47	
Interior Floor 2	6	CERAMIC TL	RCN	304,131	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1991	
AC Type	03	FULL	Effective Year Built	2003	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	15	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	85	
Extra Kitchen St			RCNLD	258,500	
FBM Sqft	1556		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,556		18.90	29,411	
FFL	1ST FLOOR	1,556	1,556		94.57	147,148	
GAR	GARAGE	0	576		37.76	21,751	
OFP	OPEN PORCH	0	32		8.87	284	
OSP	SCRN PORCH	0	168		14.07	2,364	
SFL	2ND FLOOR	1,064	1,064		94.57	100,620	
WDK	WOOD DECK	0	192		13.30	2,553	
Ttl Gross Liv / Lease Area		2,620	5,144	3,216		304,131	

