

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
RISTAU JOSPEH T RISTAU HAYLEY L 119 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_389622_2856750										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	104900				104,900				
										RES LAND		101	93800		93,800								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	10000				10,000				
				SUPPLEMENTAL DATA								Total		208,700		208,700							
				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)							
RISTAU JOSPEH T ROBICHAUD JONATHAN E CARABETTA,MICHAEL GABOURY DOROTHY A,				21328	0326	08-26-2016	Q	I			200,000	00	2019	101	102,600	2018	101	94,600	2017	101	95,200		
				16297	0230	10-30-2006	U	I			218,000	1											
				16197	0190	09-18-2006	U	I			240,000												
				02196	0223	09-10-1952	U	I			0												
														Total	203500	Total	195500	Total	194500				
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) 104,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 10,000 Appraised Land Value (Bldg) 93,800 Special Land Value 0 Total Appraised Parcel Value 208,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 208,700											
BUILDING PERMIT RECORD																							
Permit Id	Issue Date	Type	Description		Amount		Insp Date	% Comp	Date Comp		Comments												
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				17,440 SF	5.02	1.190	7	LAND	1.00	MG	1.00			0 TRF2	0.9	1.000	5.38	93,800		
Total Card Land Units							0.400	AC	Parcel Total Land Area: 0.4004							Total Land Value							93,800

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	02		BUNGALOW				Basement Floor						
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	C		AVERAGE				#Heat Sys		1.00				
Stories	1.50		1 1/2 STORIES				Units		1				
Foundation	2		CONC BLOCK				MIXED USE						
Exterior Wall 1	2		CLAPBOARD				Code	Description			Percentage		
Exterior Wall 2							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	8		PLYWD PANL				Adj Base Rate			76.99			
Interior Floor 1	3		HARDWOOD				RCN			183,948			
Interior Floor 2	4		CARPET				Net Other Adj						
Heat Fuel	1		OIL				Year Built			1900			
Heat Type	3		FORCED H/W				Effective Year Built			1975			
AC Type	01		NONE				Depreciation Code			AV			
Bedrooms	3						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	0						Depreciation %			43			
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			57			
Extra Kitchens	0						RCNLD			104,900			
Extra Kitchen St							Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							Misc Imp Ovr						
Fireplaces	0						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
04	GARAGE/L			L	400	30.48	1953	60	0.00	AV	A	1.00	7,300
03	GARAGE	OB	Outbuildi	L	160	28.18	1981	60	0.00	AV	A	1.00	2,700
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,182		17.51		20,702		
EFP	ENCL PORCH					0	126		26.46		3,333		
FFL	1ST FLOOR					1,206	1,206		87.72		105,790		
HST	HALF STORY					591	1,182		43.86		51,842		
OSP	SCRN PORCH					0	176		12.96		2,281		
Ttl Gross Liv / Lease Area						1,797	3,872	2,097			183,948		

