

State Use 101
Print Date 12/19/2019 6:58:49 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
QUERCUS PROPERTIES LLC 296 NORTH MAIN ST EAST LONGMEADOW MA 01028 GIS ID F_392968_2853996												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		103500		103,500																	
												RES LAND		101		95800		95,800																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		900		900																	
				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		200,200		200,200																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
QUERCUS PROPERTIES LLC KOPEC JOHN J KOPEC JOHN J				20828		0151		08-13-2015		U		I		151,100		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				20801		0014		07-24-2015		U		I		100		1A		2019		101		100,600		2018		101		103,100		2017		101		100,700	
				02908		0267		10-01-1962		U		I		0						101		93,000				101		93,000		101		91,000			
																				101		900				101		900		101		900			
				Total		0.00												Total		194500		Total		197000		Total		192600							
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																	
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																			
				ASSESSING NEIGHBORHOOD																															
Nbhd		Nbhd Name		B		Tracing		Batch																											
0001						101		MA																											
NOTES																																			
FIX=BMT SINK																																			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		102.92
Interior Floor 2			RCN		164,338
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1955
AC Type	01	NONE	Effective Year Built		1981
Bedrooms	3		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		37
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		63
Extra Kitchen St			RCNLD		103,500
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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
02	SHED/FR			L	200	7.48	2000	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	966		23.17	22,383	
EFB	ENCL PORCH	0	140		34.79	4,871	
FFL	1ST FLOOR	966	966		115.98	112,033	
GAR	GARAGE	0	484		46.49	22,499	
OPF	OPEN PORCH	0	24		9.66	232	
WDK	WOOD DECK	0	140		16.57	2,320	
Ttl Gross Liv / Lease Area		966	2,720	1,417		164,338	

