

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
BOUCHEREAU JAMES E 69 SMITH AV EAST LONGMEADOW MA 01028 GIS ID F_377446_2851821 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	81300		81,300																				
												RES LAND		101	83300		83,300																				
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	11000		11,000																				
				SUPPLEMENTAL DATA										Total		175,600		175,600																			
				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)																					
BOUCHEREAU JAMES E FOPIANO PASQUALINA C TRUSTEE FOPIANO,PASQUALINA C				20348		0397		07-11-2014		Q		I		159,000		00		Year		Code		Assessed		Year		Code		Assessed									
				16826		0080		07-05-2007		U		I		1		1F		2019		101		79,500		2018		101		73,000									
				04828		0382		09-12-1979		U		I		0						101		80,900		2017		101		79,100									
																				101		11,000				101		11,000									
																Total		171400		Total		164900		Total		161700											
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				MA																					
NOTES																																					
																		APPROAISED VALUE SUMMARY																			
																		Appraised BLDG. Value (Card)										81,300									
																		Appraised Xf (B) Value (Bldg)										0									
																		Appraised Ob (B) Value (Bldg)										11,000									
																		Appraised Land Value (Bldg)										83,300									
																		Special Land Value										0									
																		Total Appraised Parcel Value										175,600									
																		Valuation Method										C									
																		Adjustment																			
																		Net Total Appraised Parcel Value										175,600									
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									
201501891		06-15-2015		91		INSULATION		1,400				0				NVC		05-05-2015						400		MS		MLS REVIEW									
222		09-05-1996		MN		Manual Note		4,100								REROOF		03-19-2004						311		3		MEAS+INSPCTD									
149		07-01-1990		MN		Manual Note		1,000								GAZEBO		12-26-1996						200		15		PERMIT VISIT									
272		11-01-1989		MN		Manual Note		250								SHED		04-09-1992						170		3		MEAS+INSPCTD									
115		01-01-1982		MN		Manual Note												04-01-1992						107		22		MAILER SENT									
																		08-05-1991						131		2		MEASURED									
																		01-11-1991						107		15		PERMIT VISIT									
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		RC				6,000	SF	13.89	1.000	5	LAND	1.00	MA	1.00					0			1.000	13.89	83,300											
Total Card Land Units								0.138	AC	Parcel Total Land Area: 0.1377				Total Land Value										83,300													

Property Location 69 SMITH AV
Vision ID 596

Account # 612

Map ID 15C/ 17/ 88/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/18/2019 10:10:49

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	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	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	81.08	
Interior Floor 2			RCN	129,107	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1925	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	2		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	81,300	
FBM Sqft			Dep % Ovr		
FBM Quality			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
03	GARAGE	OB	Outbuildi	L	396	28.18	1940	85	0.00	VG	A	1.00	9,500
02	SHED/FR			L	80	7.48	1989	85	0.00	VG	A	1.00	500
14	SCRN HSE			L	98	14.95	1990	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	528		19.09	10,078	
EFB	ENCL PORCH	0	99		28.81	2,852	
FFL	1ST FLOOR	808	808		95.07	76,818	
OPF	OPEN PORCH	0	20		9.51	190	
PAT	PATIO	0	324		4.69	1,521	
TQS	3/4 STORY	396	528		71.30	37,648	
Ttl Gross Liv / Lease Area		1,204	2,307	1,358		129,107	

