

Account # 6086

Map ID 90/ 5/ 0/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/19/2019 7:30:52 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
CABRERA FORTUNATA 274 HAMPDEN RD EAST LONGMEADOW MA 01028 GIS ID F_393965_2847589												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	244900		244,900												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	113500		113,500												
												RESIDNTL.		101	28300		28,300												
				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		386,700		386,700													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
CABRERA FORTUNATA CABRERA JOSEPH JR, PERELLA				10613		0574		01-19-1999		U		I		1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				6918		0201		07-29-1988		U		I		206,000		1		2019	101	238,200	2018	101	230,900	2017	101	229,300			
				04788		0020		06-28-1979		U		I		0					101	110,700		101	110,700		101	108,700			
																			101	28,300		101	28,500		101	28,500			
																		Total	377200	Total	370100	Total	366500						
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								APPRaised VALUE SUMMARY															
Nbhd		Nbhd Name				B		Tracing		Batch		Appraised BLDG. Value (Card)						244,900											
0001								101		MG		Appraised Xf (B) Value (Bldg)						0											
NOTES												Appraised Ob (B) Value (Bldg)						28,300											
												Appraised Land Value (Bldg)						113,500											
												Special Land Value						0											
												Total Appraised Parcel Value						386,700											
												Valuation Method						C											
												Adjustment																	
												Net Total Appraised Parcel Value						386,700											
												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	
												30	03-06-1998	4	ADDITION		28,500				ADDITION POOL IG		04-13-2018			333	4	INFO AT DOOR	
268	12-01-1990	MN	Manual Note		19,000				07-02-2005			274	3	MEAS+INSPCTD															
111	05-01-1990	MN	Manual Note		10,000				11-30-1999			247	3	MEAS+INSPCTD															
									11-15-1999			247	15	PERMIT VISIT															
									03-19-1999			200	2	MEASURED															
									06-29-1992			200	3	MEAS+INSPCTD															
									01-16-1991			105	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. ldx	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	TRF2	0.9	1.000	2.56	102,400						
1	101	ONE FAM	RA				1.580	AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000.00	11,100						
Total Card Land Units							2,498	AC	Parcel Total Land Area:			2,4983			Total Land Value							113,500							

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	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		73.23
Interior Floor 1	6	CERAMIC TL	RCN		340,200
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1970
Heat Type	3	FORCED H/W	Effective Year Built		1990
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		28
Extra Fixtures	1		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		72
Extra Kitchens	0		RCNLD		244,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	669		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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	1,25	29.00	1990	60	0.00	AV	A	1.00	21,800
31	BARN			L	800	16.10	1975	30	0.00	PR	F	0.90	3,500
19	PATIO			L	600	5.75	1990	70	0.00	GD	G	1.25	3,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,486		18.53	27,539	
FFL	1ST FLOOR	1,766	1,766		92.72	163,748	
GAR	GARAGE	0	576		37.02	21,326	
PAT	PATIO	0	408		4.55	1,854	
SFL	2ND FLOOR	1,356	1,356		92.72	125,732	
Ttl Gross Liv / Lease Area		3,122	5,592	3,669		340,200	

