

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																														
COOMBS DONALD G COOMBS JOAN E 788 SOMERS RD EAST LONGMEADOW MA 01028 GIS ID F_393905_2841209										Description RESIDNTL. RES LAND RESIDNTL.		Code 101 101 101		Appraised 104400 95800 1100		Assessed 104,400 95,800 1,100		1006 EAST LONGMEADOW																								
				TOPO WET		EASEMENT		TRAFFIC												CORNER																						
				DRAINAGE				VIEW												COMMUNITY																						
				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		201,300		201,300																										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																										
DUFRESNE JAMES L COOMBS DONALD G				22755		32		07-15-2019		Q		I		228,500		00		Year		Code		Assessed		Year		Code		Assessed														
				05125		0085		06-19-1981		U		I		0						2019		101		95,800		2018		101		98,000												
																						101		93,000		2017		101		91,400												
																						101		1,200				101		1,200												
				Total		0.00												Total		189900		Total		192200		Total		191500														
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																										
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int																
								00		Undefined																																
ASSESSING NEIGHBORHOOD																																										
Nbhd				Nbhd Name				B				Tracing				Batch																										
0001												101				MG																										
NOTES																																										
																Appraised BLDG. Value (Card)										104,400																
																Appraised Xf (B) Value (Bldg)										0																
																Appraised Ob (B) Value (Bldg)										1,100																
																Appraised Land Value (Bldg)										95,800																
																Special Land Value										0																
																Total Appraised Parcel Value										201,300																
																Valuation Method										C																
																Adjustment																										
																Net Total Appraised Parcel Value										201,300																
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														
201902454		07-24-2019		12		REROOF		8,375				0						08-28-2019						400		13		MISSED APPT														
																		04-09-2018						333		2		MEASURED														
																		06-16-2005						274		2		MEASURED														
																		02-07-2000						247		14		INSPECTED														
																		11-23-1999						247		2		MEASURED														
																		05-19-1992						170		3		MEAS+INSPCTD														
																		11-03-1980						500		3		MEAS+INSPCTD														
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				23,490	SF	3.81	1.190	7	LAND	1.00	MG	1.00					0	TRF2	0.9	1.000	4.08	95,800																
																		Total Card Land Units										0.539	AC	Parcel Total Land Area: 0.5393		Total Land Value										95,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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	3	HARDWOOD	Adj Base Rate	99.49	
Interior Floor 2	4	CARPET	RCN	200,723	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1953	
AC Type	01	NONE	Effective Year Built	1970	
Bedrooms	3		Depreciation Code	FA	
Full Baths	2		Remodel Rating		
Half Baths			Year Remodeled		
Extra Fixtures	1		Depreciation %	48	
Total Rooms	6		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	1		Overall % Condition	52	
Extra Kitchen St	F	FAIR	RCNLD	104,400	
FBM Sqft	815		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	200	7.48	1967	50	0.00	FR	A	1.00	700
02	SHED/FR			L	96	7.48	1999	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,086		25.99	28,229	
FFL	1ST FLOOR	1,326	1,326		130.09	172,494	
Ttl Gross Liv / Lease Area		1,326	2,412	1,543		200,723	

