

State Use 101
Print Date 12/18/2019 10:13:21

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
RAU MICHAEL P RAU DONNA M 262 VINELAND AV EAST LONGMEADOW MA 01028 GIS ID F_377102_2851521												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		138900		138,900																							
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		92300		92,300																							
														101		75900		75,900																							
				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		307,100		307,100																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
RAU MICHAEL P FAZIO ANTHONY A				08148 0269		08-25-1992		U		I		80,000		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				05799 0364		04-25-1985		U		I		0		1A		2019		101		134,900		2018		101		124,300		2017		101		121,300									
																101		89,200		101		89,200		101		89,200		101		87,100											
																		101		75,900		101		75,900		101		75,900													
																		Total		300000		Total		289400		Total		284300													
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												Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																													
Nbhd		Nbhd Name		B		Tracing		Batch																																	
0001						101		MA																																	
NOTES												BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY																					
SUMP IN UNF BMT SCREEN PORCH IS OFF ATT																																									
TO 14X17 SHED GARAGE IS HEATED AND AC 1																																									
FINISHED ROOM ABOVE																																									
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result													
201900592		02-22-2019		91				3,758		06-03-2016		0		06-03-2016		26` X 40` DETACHE		06-03-2016						317		15		PERMIT VISIT													
201501888		06-16-2015		62		SOLAR		12,000				100						01-25-2008						317		15		PERMIT VISIT													
94		04-20-2007		3		GARAGE		30,000										05-03-2004						317		14		INSPECTED													
183		06-28-2002		10		SHED		1,000										04-02-2004						250		22		MAILER SENT													
78		04-09-2002		4		ADDITION		8,000								ENLSD RM		03-18-2004						317		2		MEASURED													
219		08-18-1995		MN		Manual Note		3,000								SIDING		01-09-2003						274		15		PERMIT VISIT													
																		12-15-1995						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								30,353		SF		3.04		1.000		5		LAND		1.00		MA		1.00				0		1.000		3.04		92,300	
Total Card Land Units												0.697		AC		Parcel Total Land Area: 0.6968										Total Land Value								92,300							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	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		87.41
Interior Floor 1	3	HARDWOOD	RCN		198,443
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1950
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
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		70
Extra Kitchens	0		RCNLD		138,900
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
14	SCRN HSE			L	102	14.95	2002	70	0.00	GD	A	1.00	1,100
02	SHED/FR			L	238	7.48	2002	70	0.00	GD	A	1.25	1,600
22	WOOD DK			L	50	9.20	2007	70	0.00	GD	A	1.00	300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1988	70	1.00			0.00	0
FINH	FINSHDwHE			L	1,04	52.00	2007	70	0.00	GD	G	1.25	47,300
03	GARAGE	OB	Outbuildi	L	1,04	28.18	2007	70	0.00	GD	G	1.25	25,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,092		19.40	21,185	
FFL	1ST FLOOR	1,476	1,476		97.18	143,439	
PAT	PATIO	0	390		4.98	1,944	
UHS	UNFIN HALF STORY	0	1,092		29.19	31,875	
Ttl Gross Liv / Lease Area		1,476	4,050	2,042		198,443	

