

State Use 101
Print Date 12/20/2019 8:36:44 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
GABRIEL JOHN F + ALONZETTA M 27 BLACK DOG LN EAST LONGMEADOW MA 01028 GIS ID F_387006_2849956												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	407900		407,900									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	157600		157,600									
				SUPPLEMENTAL DATA												Total		565,500		565,500						
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)										
GABRIEL JOHN F + ALONZETTA M BLACK DOG LANE LLC BLACK DOG LANE LLC,				20251	0583	04-17-2014	U	V	150,000		1P	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				18782	0328	05-24-2011	U	V	1		1F	2019	101	397,600	2018	101	387,500	2017	101	373,100						
				0000	0000		U		0				101	153,600		101	153,600		101	136,400						
				Total		0.00								Total		551200		Total		541100		Total		509500		
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 VALUE SUMMARY Appraised BLDG. Value (Card) 368,700 Appraised Xf (B) Value (Bldg) 39,200 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 157,600 Special Land Value 0 Total Appraised Parcel Value 565,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 565,500												
Nbhd		Nbhd Name		B		Tracing		Batch																		
0001						101		NG																		
NOTES														FY2013 SUB DIV 1088 BK 361 PG 75-80 EASEMENT FOR STORMWATER DETENTION ON PARCEL WITH INFLUENCES APPLIED												
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			
201401421		05-15-2014		2	DWELLING		305,000		04-17-2015		100		06-19-2015		3494 SF INCLUDIN		06-19-2015 04-17-2015 06-27-2014		01		400 105 317	25 15 15	OC VISIT PERMIT VISIT 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		RA				40,000	SF	2.39	1.400	9		LAND	1.00	NV	1.00	ESM1/WET2			0			1.000	3.35	134,000
1	101	ONE FAM		RA				5.030	AC	7,000.00	1.000	0			0.67	NG	1.00				0			1.000	4,690.00	23,600
Total Card Land Units								5.948	AC	Parcel Total Land Area: 5.9483						Total Land Value										157,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2		Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
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		72.63
Interior Floor 1	3	HARDWOOD	RCN		376,240
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2014
Heat Type	1	FORCED H/A	Effective Year Built		2016
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		2
Extra Fixtures	3		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		98
Extra Kitchens			RCNLD		368,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces			Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac			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
ELV	ELEVATOR-		Extra Fea	B	1	40000.00	2016	98	1.00	00	A	1.00	39,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,776		20.27	36,001	
CFL	CATHEDRAL CE	240	240		104.37	25,049	
FFL	1ST FLOOR	1,536	1,536		101.41	155,769	
GAR	GARAGE	0	624		40.63	25,353	
OPF	OPEN PORCH	0	192		10.04	1,927	
PAT	PATIO	0	144		4.93	710	
SFL	2ND FLOOR	1,296	1,296		101.41	131,430	
Ttl Gross Liv / Lease Area		3,072	5,808	3,710		376,240	

