

State Use 101
Print Date 11-03-2020 11:29:56

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
LECLAIR RAYMOND A LECLAIR NANCY E 120 WOOD AVENUE EAST LONGMEADOW MA 01028 GIS ID F_374422_2854683												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	75300		75,300												
												RES LAND		101	64100		64,100												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4300		4,300												
				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		143,700		143,700													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
LECLAIR RAYMOND A LECLAIR RAYMOND A, LECLAIR LEONARD +				10793 0334		06-03-1999		U		I		100		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				08537 0111		08-25-1993		U		I		1		1A		2020	101	71,300	2019	101	69,200	2018	101	63,800					
				04554 0394		02-23-1978		U		I		0					101	64,100		101	62,200		101	62,200					
																	101	4,300		101	4,300		101	4,300					
																Total		139700		Total		135700		Total		130300			
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) 75,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,300 Appraised Land Value (Bldg) 64,100 Special Land Value 0 Total Appraised Parcel Value 143,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 143,700																	
Nbhd		Nbhd Name		B		Tracing		Batch																					
0001						101		MF																					
NOTES																													
FY14 ABT GRANTED-5% FUNC=90% HEAT																													
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	
201502440		08-19-2015		25		WINDOWS		1,756		04-22-2016		100		04-22-2016		3 REPLACEMENT, RELOCATE BTHRM		04-22-2016		01				317		15		PERMIT VISIT	
113		05-15-2000		7		REMODEL		3,000										01-31-2014						317		24		ABATEMENT VI	
																		07-05-2013						317		16		FIELDREV CHG	
																		05-04-2004						317		14		INSPECTED	
																		04-16-2004						250		22		MAILER SENT	
																		04-15-2004						316		2		MEASURED	
																		01-15-2001						247		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				8,600 SF		9.8		0.760	3	LAND	1.00	MF	1.00			0				1.000	7.45		64,100		
Total Card Land Units								0.197 AC		Parcel Total Land Area: 0.1974								Total Land Value								64,100			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	19		RANCH			Basement Floor	12	CONCRETE					
Model	01		RESIDENTIAL			Bsmt Garage							
Grade	C-		AVG. (-)			#Heat Sys	1.00						
Stories	1.00		1 STORY			Units	1						
Foundation	3		MASONRY			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					109.72		
Interior Floor 1	2		SOFTWOOD			RCN					144,902		
Interior Floor 2	4		CARPET			Net Other Adj							
Heat Fuel	2		GAS			Year Built					1940		
Heat Type	3		FORCED H/W			Effective Year Built					1975		
AC Type	01		NONE			Depreciation Code					AV		
Bedrooms	2					Remodel Rating							
Full Baths	1					Year Remodeled							
Half Baths	0					Depreciation %					43		
Extra Fixtures	0					Functional Obsol					5		
Total Rooms	5					External Obsol							
Bath Style	A		AVERAGE			Cost Trend Factor					1		
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	A		AVERAGE			Overall % Condition					52		
Extra Kitchens	0					RCNLD					75,300		
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
03	GARAGE	OB	Outbuildi	L	252	28.18	1950	60	0.00	AV	A	1.00	4,300
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,048		22.16	23,229			
EFP	ENCL PORCH					0	156		33.33	5,199			
FFL	1ST FLOOR					1,048	1,048		110.61	115,922			
PAT	PATIO					0	104		5.32	553			
Ttl Gross Liv / Lease Area						1,048	2,356	1,310		144,902			

