

Property Location

35 REDSTONE DR

Map ID

23/ 78/ 0/ /

Bldg Name

State Use

109

Vision ID

1306

Account #

1341

Bldg #

1

Sec #

1 of 1

Card #

1 of 2

Print Date

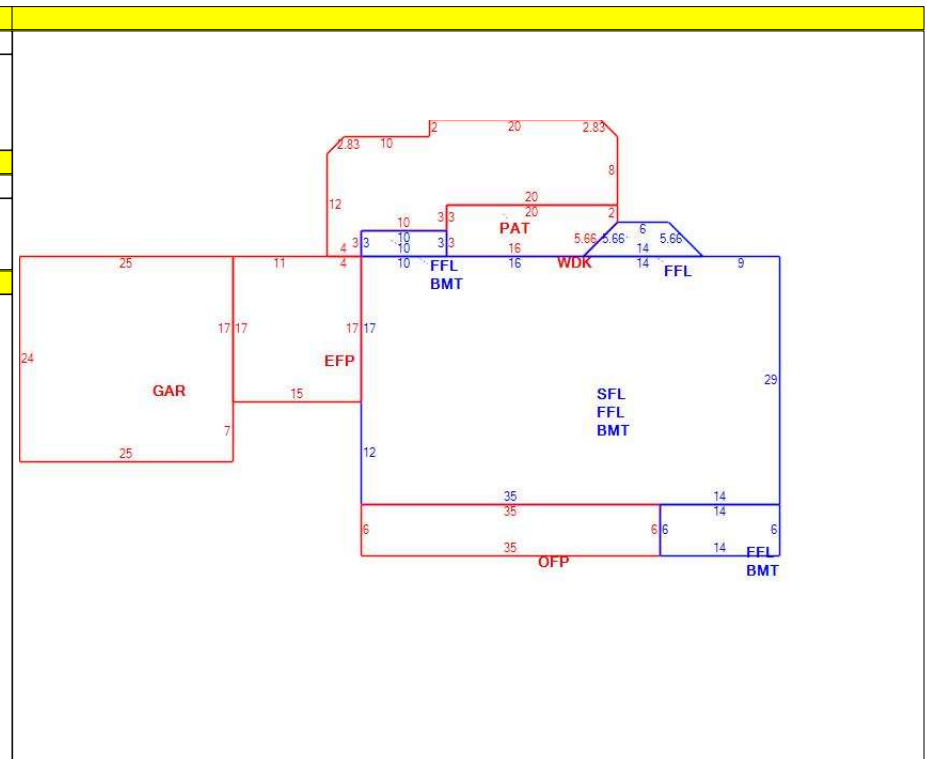
11-03-2020 11:47:05

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
PEREIRA CESAR M PEREIRA LISA M 35 REDSTONE DRIVE EAST LONGMEADOW MA 01028 GIS ID F_381706_2856417		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	109	319900	319,900											
						RES LAND	109	104800	104,800											
						RESIDNTL.	109	17200	17,200											
		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		441,900	441,900											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
PEREIRA CESAR M LUSSIER ELVY C, LUSSIER PAUL A + ELVY C		11146	0313	03-31-2000	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		08719	0420	01-20-1994	U	I	1	1A	2020	109	303,400	2019	109	295,300	2018	109	294,700			
		03722	0115	08-21-1972	U	I	0			109	104,800		109	102,000		109	102,000			
										109	17,200		109	17,200		109	17,200			
		Total						425400		Total		414500		Total		413900				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int												
					SEWER BETTE															
Total			0.00																	
ASSESSING NEIGHBORHOOD																				
Nbhd		Nbhd Name		B		Tracing		Batch												
0001						109		MA												
NOTES																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result						
201600313	02-05-2016	62	SOLAR	42,000	03-21-2017	0	05-31-2018	NO SOLAR	03-21-2017			317	15	PERMIT VISIT						
61	04-07-2000	4	ADDITION	150,000				FULL 2ND FL	07-11-2008			317	11	ENTRY DENIED						
									06-08-2005			250	22	MAILER SENT						
									05-26-2005			311	2	MEASURED						
									01-25-2001			247	15	PERMIT VISIT						
									04-27-1992			107	22	MAILER SENT						
									04-24-1992			107	22	MAILER SENT						
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	109	MULT HS	RB				40,000 SF	2.39	1.000	5	LAND	1.00	MA	1.00			0	1.000	2.39	95,600
1	109	MULT HS	RB				1.310 AC	7,000	1.000	0		1.00	MA	1.00			0	1.000	7,000	9,200
Total Card Land Units							2.228 AC	Parcel Total Land Area: 2.2283							Total Land Value					104,800

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	0.00	
Stories	2	2	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			109	MULT HS	
Roof Structure	1	GABLE	Percentage		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	77.81	
Interior Floor 2			RCN	374,192	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1940	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	3		Remodel Rating	04	
Half Baths	0		Year Remodeled	2000	
Extra Fixtures	1		Depreciation %	30	
Total Rooms	10		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	261,900	
FBM Sqft	384		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	0		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
03	GARAGE	OB	Outbuildi	L	528	28.18	2000	60	0.00	AV	A	1.00	8,900
40	LEAN-TO			L	48	5.75	2000	50	0.00	FR	F	0.90	100
02	SHED/FR			L	120	7.48	2000	60	0.00	AV	A	1.00	500
02	SHED/FR			L	160	7.48	2000	60	0.00	AV	A	1.00	700
02	SHED/FR			L	64	7.48	2002	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,535		20.36	31,259	
EFB	ENCL PORCH	0	255		30.75	7,840	
FFL	1ST FLOOR	1,575	1,575		101.82	160,368	
GAR	GARAGE	0	600		40.73	24,437	
OPF	OPEN PORCH	0	210		10.18	2,138	
PAT	PATIO	0	366		5.01	1,833	
SFL	2ND FLOOR	1,421	1,421		101.82	144,688	
WDK	WOOD DECK	0	112		14.55	1,629	
Ttl Gross Liv / Lease Area		2,996	6,074	3,675		374,192	



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						RES LAND	109	104800	104,800											
						RESIDNTL.	109	17200	17,200											
		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		441,900	441,900											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
PEREIRA CESAR M LUSSIER ELVY C, LUSSIER PAULA + ELVY C		11146	0313	03-31-2000	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		08719	0420	01-20-1994	U	I	1	1A	2020	109	303,400	2019	109	295,300	2018	109	294,700			
		03722	0115	08-21-1972	U	I	0			109	104,800		109	102,000		109	102,000			
										109	17,200		109	17,200		109	17,200			
		Total						425400		Total		414500		Total		413900				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 58,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,200 Appraised Land Value (Bldg) 104,800 Special Land Value 0 Total Appraised Parcel Value 441,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 441,900												
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int		
					SEWER BETTE															
			Total		0.00															
ASSESSING NEIGHBORHOOD																				
Nbhd		Nbhd Name		B		Tracing		Batch												
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BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result						
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
2	109	MULT HS	RB				0 SF	0	1.000	5	LAND	1.00	MA	1.00		0		1.000	0	0
Total Card Land Units							0.000	AC	Parcel Total Land Area: 2.2283							Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	6	SLAB	MIXED USE		
Exterior Wall 1	12	BOARD+BATT	Code	Description	
Exterior Wall 2			109	MULT HS	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		112.74
Interior Floor 2	5	LINO/VINYL	RCN		101,839
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1958
AC Type	01	NONE	Effective Year Built		1975
Bedrooms	1		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	4		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		58,000
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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
03	GARAGE	OB	Outbuildi	L	308	28.18	1958	60	0.00	AV	A	1.00	5,200
40	LEAN-TO			L	144	5.75	1952	50	0.00	FR	F	0.90	400
02	SHED/FR			L	120	7.48	1990	50	0.00	FR	F	0.90	400
02	SHED/FR			L	160	7.48	2001	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	636	636		157.16	99,953	
OSP	SCRN PORCH	0	78		24.18	1,886	
Ttl Gross Liv / Lease Area		636	714	648		101,839	

