

State Use 101
Print Date 11-03-2020 12:24:05

CURRENT OWNER				TOPO TYPE				UTILITY				STREET				LOCATION				CURRENT ASSESSMENT																					
LABIENIEC JOHN B LABIENIEC NOEL DIANA M 27 FRANKWYN ST EAST LONGMEADOW MA 01028 GIS ID F_380588_2852501																				Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET				EASEMENT				TRAFFIC				CORNER				RESIDNTL.		101		146900		146,900															
				DRAINAGE								VIEW				COMMUNITY				RES LAND		101		85300		85,300															
																				RESIDNTL.		101		6100		6,100															
				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		238,300		238,300																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
LABIENIEC JOHN B CANHAM DAVID A + LOUISE M, BUDD HOPEWELL H III				11478 0347		01-19-2001		U		I		169,000		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				08151 0171		08-27-1992		U		I		140,000		1		2020		101		139,400		2019		101		135,600		2018		101		125,600									
				05247 0109		04-28-1982		U		I		0						101		85,300				101		82,800				101		82,800									
																		101		6,100				101		6,100				101		6,100									
				Total												Total		230800		Total		224500		Total		214500															
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																APPRaised VALUE SUMMARY																			
																						Appraised BLDG. Value (Card)										146,900									
																						Appraised Xf (B) Value (Bldg)										0									
																						Appraised Ob (B) Value (Bldg)										6,100									
																						Appraised Land Value (Bldg)										85,300									
																						Special Land Value										0									
																						Total Appraised Parcel Value										238,300									
																						Valuation Method										C									
																						Adjustment																			
																						Net Total Appraised Parcel Value										238,300									
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													
																		10-31-2014						317		2		MEASURED													
																		03-24-2004						250		22		MAILER SENT													
																		11-01-2003						274		2		MEASURED													
																		08-13-1992						131		2		MEASURED													
																		06-17-1992						107		22		MAILER SENT													
																		01-30-1981						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		RC								11,325		SF		7.53		1.000		5		LAND		1.00		MA		1.00				0		1.000		7.53		85,300	
Total Card Land Units														0.260		AC		Parcel Total Land Area: 0.2600												Total Land Value										85,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.5		Units	1	
Foundation	2		MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP		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	100.41	
Interior Floor 2	4	CARPET	RCN	209,800	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1929	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		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	70	
Extra Kitchen St			RCNLD	146,900	
FBM Sqft	507		Dep % Ovr		
FBM Quality	3		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	400	28.18	1953	50	0.00	FR	A	1.00	5,600
02	SHED/FR			L	140	7.48	1956	50	0.00	FR	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	724		23.61	17,090	
FFL	1ST FLOOR	810	810		117.87	95,471	
OFP	OPEN PORCH	0	140		11.79	1,650	
SFL	2ND FLOOR	676	676		117.87	79,677	
UAT	UNFIN ATTC	0	676		23.54	15,912	
Ttl Gross Liv / Lease Area		1,486	3,026	1,780		209,800	

