

State Use 101
Print Date 11-03-2020 12:30:09

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
COMEAU RICHARD A COMEAU CYNTHIA A 16 ALVIN ST EAST LONGMEADOW MA 01028 GIS ID F_379965_2853733												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	129400		129,400									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	78100		78,100									
				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		207,500		207,500										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
COMEAU RICHARD A COOK STEPHEN H RINKEWICH ELIZABETH				08876 0481		06-30-1994		U		I		103,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				08814 0214		04-28-1994		U		I		215,000		1		2020	101	122,500	2019	101	119,000	2018	101	109,600		
				01808 0507		10-25-1945		U		I		0					101	78,100		101	75,800		101	75,800		
																Total	200600	Total	194800	Total	185400					
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) 129,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 78,100 Special Land Value 0 Total Appraised Parcel Value 207,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 207,500												
Nbhd		Nbhd Name		B		Tracing		Batch																		
0001						101		MA																		
NOTES														SUB DIV 749												
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											
201700345	02-07-2017	91	INSULATION	2,960	04-29-2016	0	04-29-2016	METAL ROOF ON R ENCLOSE BREEZE ADDITION		04-29-2016			317	15	PERMIT VISIT											
201502859	11-17-2015	12	REROOF	1,200		12-19-2008				317			15	PERMIT VISIT												
185	06-09-2008	1	PORCH	7,887		04-29-2004				317			14	INSPECTED												
185A	07-01-1994	MN	Manual Note	5,000		03-24-2004				250			22	MAILER SENT												
										10-25-2003			274	2	MEASURED											
										12-15-1995			107	15	PERMIT VISIT											
										01-18-1995			107	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				15,245 SF	5.69	1.000	5	LAND	0.90	MA	1.00	TOP2		0		1.000	5.12	78,100					
Total Card Land Units							0.350	AC	Parcel Total Land Area: 0.3500							Total Land Value							78,100			

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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		98.54
Interior Floor 1	3	HARDWOOD	RCN		205,460
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1950
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
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		63
Extra Kitchens	0		RCNLD		129,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,008		21.94	22,111
BNT	BSMT ENTRY	0	35		6.25	219
EFP	ENCL PORCH	0	121		32.57	3,941
FFL	1ST FLOOR	1,008	1,008		109.46	110,338
GAR	GARAGE	0	308		43.71	13,464
HST	HALF STORY	504	1,008		54.73	55,169
OPF	OPEN PORCH	0	16		13.68	219
Totl Gross Liv / Lease Area		1,512	3,504	1,877		205,460

