

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
716 SPRING VALLEY LLC 444A NORTH MAIN ST #331 EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		104	130800		130,800													
												RES LAND		104	80400		80,400													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		104	10300		10,300													
				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#																						
GIS ID F_381338_2849492												Total		221,500		221,500														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
716 SPRING VALLEY LLC SERRAZINA ERICA OVER THE BARS LLC FERRERO WILLIAM J JR, GOODRICH				22782 174		07-31-2019		Q		I		240,000		00		Year		Code	Assessed		Year		Code	Assessed						
				20343 0425		07-08-2014		Q		I		190,000		00		2020		104	113,000		2019		104	109,700		2018		104	101,200	
				14824 0224		02-01-2005		U		I		219,000						104	80,400				104	78,200				104	78,200	
				06804 0297		04-13-1988		U		I		125,000		1				104	8,800					104		8,800				
				04103 0371		02-27-1975		U		I		0				Total		202200		Total		196700		Total		188200				
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																														
Nbhd				Nbhd Name				B				Tracing				Batch														
0001												104				MA														
NOTES																														
4/88 87 ADD 10,050																														
</																														

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	MULTI-CONV	Basement Floor	12	CONCRETE
Model	03	MULTI-FAMILY	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	2	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			104	TWO FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2	4	SOLID WOOD	Adj Base Rate		90.82
Interior Floor 1	3	HARDWOOD	RCN		207,601
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1880
Heat Type	5	STEAM	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	2		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		130,800
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
04	GARAGE/L			L	483	30.48	1940	70	0.00	GD	A	1.00	10,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	824		21.56	17,767	
EFB	ENCL PORCH	0	382		32.42	12,383	
FFL	1ST FLOOR	824	824		107.68	88,726	
SFL	2ND FLOOR	824	824		107.68	88,726	
Ttl Gross Liv / Lease Area		1,648	2,854	1,928		207,601	

