

State Use 101
Print Date 11-03-2020 1:37:01 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
LAVOIE JOSEPH O SR LAVOIE EDNA M 17 RANKIN AV EAST LONGMEADOW MA 01028 GIS ID F_382470_2850678												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	134800		134,800										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	89100		89,100										
												RESIDNTL.		101	2100		2,100										
				SUPPLEMENTAL DATA																							
Alt Prcl ID						Received																					
SP Permit						NIA																					
Chapter Land						Field 8																					
OC Dates						Field 9																					
In+Ex FY						Field 10																					
Mailed						Assoc Pid#								Total		226,000		226,000									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
LAVOIE JOSEPH O SR US BANK NATIONAL ASSOC TR CLIFFORD JILL A DEMARS JOSEPH, CLIFFORD,JILL A				22815	453	08-22-2019	U	I	170,000		1L	2020		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				22407	0061	10-18-2018	U	I	236,592		1L			101	127,900	2019	101	124,500	2018	101	115,400						
				18616	0521	12-31-2010	U	I	1		1A			101	89,100		101	86,700		101	86,700						
				16279	0221	10-25-2006	U	I	290,000					101	2,100		101	2,100		101	2,100						
				11933	0468	10-22-2001	U	I	169,500																		
Total												219100		Total		213300		Total		204200							
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			APPROAISED VALUE SUMMARY													
0001								101			MA																
NOTES																		Appraised BLDG. Value (Card)								134,800	
																		Appraised Xf (B) Value (Bldg)								0	
																		Appraised Ob (B) Value (Bldg)								2,100	
																		Appraised Land Value (Bldg)								89,100	
																		Special Land Value								0	
																		Total Appraised Parcel Value								226,000	
																		Valuation Method								C	
																		Adjustment									
Net Total Appraised Parcel Value								226,000																			
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			
201903334		12-01-2019		91	INSULATION		5,200				0				ALTER		01-16-2015					317	2	MEASURED			
16		01-01-1992		MN	Manual Note		4,000										03-22-2004					250	22	MAILER SENT			
																	10-02-2003					274	2	MEASURED			
																	02-17-1993					131	15	PERMIT VISIT			
																	07-24-1992					131	14	INSPECTED			
																	05-18-1992					131	1	LEFT NOTICE			
																	01-17-1992					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	101	ONE FAM		RC				22,116	SF	4.03	1.000	5	LAND	1.00	MA	1.00				0		1.000	4.03	89,100			
Total Card Land Units								0.508	AC	Parcel Total Land Area: 0.5077								Total Land Value								89,100	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	05		CAPE			Basement Floor							
Model	01		RESIDENTIAL			Bsmt Garage							
Grade	C		AVERAGE			#Heat Sys		1.00					
Stories	1.75		1 3/4 STORIES			Units		1					
Foundation	2		CONC BLOCK			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	2		PLASTER			COST / MARKET VALUATION							
Interior Wall 2						Adj Base Rate			99.64				
Interior Floor 1	4		CARPET			RCN			213,935				
Interior Floor 2	3		HARDWOOD			Net Other Adj							
Heat Fuel	2		GAS			Year Built			1940				
Heat Type	1		FORCED H/A			Effective Year Built			1981				
AC Type	03		FULL			Depreciation Code			AG				
Bedrooms	3					Remodel Rating							
Full Baths	2					Year Remodeled							
Half Baths	0					Depreciation %			37				
Extra Fixtures	0					Functional Obsol							
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			63				
Extra Kitchens	0					RCNLD			134,800				
Extra Kitchen St						Dep % Ovr							
FBM Sqft	390					Dep Ovr Comment							
FBM Quality	3					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										
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
02	SHED/FR			L	468	7.48	1953	60	0.00	AV	A	1.00	2,100
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	780		23.52		18,347		
EFP	ENCL PORCH					0	106		35.51		3,764		
FFL	1ST FLOOR					780	780		117.61		91,737		
GAR	GARAGE					0	528		47.00		24,816		
OPF	OPEN PORCH					0	81		11.62		941		
PAT	PATIO					0	267		5.73		1,529		
TQS	3/4 STORY					585	780		88.21		68,803		
WDK	WOOD DECK					0	240		16.66		3,999		
Ttl Gross Liv / Lease Area						1,365	3,562	1,819			213,935		

