

State Use 101
Print Date 11-03-2020 2:54:44 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
ROSENTHAL DANIEL J 28 FISHER AV EAST LONGMEADOW MA 01028 GIS ID F_374336_2853333												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		51900		51,900																	
												RES LAND		101		57000		57,000																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		6300		6,300																	
				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#																											
												Total		115,200		115,200																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
ROSENTHAL DANIEL J ROY GERARD P SR + MURIEL M,				10246 02777		0012 0157		04-17-1998 11-04-1960		U U		I I		79,000 0		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
																		2020		101 101 101		49,100 57,000 6,300		2019		101 101 101		48,000 55,400 6,300		2018		101 101 101		43,200 55,400 6,300	
				Total		0.00												Total		112400		Total		109700		Total		104900							
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																	
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																			
						ASSESSING NEIGHBORHOOD																													
Nbhd			Nbhd Name			B			Tracing			Batch																							
0001									101			MF																							
NOTES																																			
TOWN LINE BSCTS HOUSE 50% IN EL PATIO ANGLED																																			
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							
																		03-07-2018 04-06-2004 04-05-2004 05-20-1992 08-09-1990 06-04-1980						333 250 316 170 131 500		3 22 2 3 2 3		MEAS+INSPCTD MAILER SENT MEASURED MEAS+INSPCTD MEASURED 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				6,160	SF	13.54	0.760	3	LAND	1.00	MF	1.00			0	TRF3	0.9	1.000	9.26	57,000											
Total Card Land Units								0.141	AC	Parcel Total Land Area: 0.1414								Total Land Value								57,000									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	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		84.93
Interior Floor 1	4	CARPET	RCN		152,614
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1890
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		5
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		PT
Kitchens	1		% Complete		34
Kitchen Style	A	AVERAGE	Overall % Condition		34
Extra Kitchens	0		RCNLD		51,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	310		Dep Ovr Comment		
FBM Quality	3		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
03	GARAGE	OB	Outbuildi	L	240	28.18	1940	60	0.00	AV	A	1.00	4,100
19	PATIO			L	64	5.75	1940	30	0.00	PR	A	1.00	100
19	PATIO			L	600	5.75	1970	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	620		19.94	12,361	
EFP	ENCL PORCH	0	108		29.54	3,190	
FFL	1ST FLOOR	668	668		99.68	66,588	
OPF	OPEN PORCH	0	20		9.97	199	
SFL	2ND FLOOR	705	705		99.68	70,276	
Ttl Gross Liv / Lease Area		1,373	2,121	1,531		152,614	

