

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
MAGNI PROPERTIES LLC 62 COOLEY AVE EAST LONGMEADOW MA 01028 GIS ID F_374380_2853024												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	66500		66,500							
												RES LAND		101	58100		58,100							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2700		2,700							
				SUPPLEMENTAL DATA								Total		127,300		127,300								
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
MAGNI PROPERTIES LLC HERRICK JACOB LAPERLE HERMAN J + RITA B,				22774 460		07-26-2019		U	I	98,700		1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				18119 0571		12-17-2009		U	I	125,000		1J	2020	101	63,300	2019	101	61,900	2018	101	57,300			
				02274 0410		10-28-1953		U	I	0			101	58,100	101	56,500	101	56,500						
													101	2,700	101	2,700		101	2,700					
				Total									Total	124100	Total		121100	Total		116500				
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						101		MF																
NOTES																								
TOWN LINE BSCTS HOUSE 90% IN EL 2010 NEW RAILS, DECK & COLUMNS FY2011 ADDRESS CHANGED FROM 339 DWIGHT TO VILLIANOVA ST										Appraised BLDG. Value (Card) 66,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,700 Appraised Land Value (Bldg) 58,100 Special Land Value 0 Total Appraised Parcel Value 127,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 127,300														
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	
201303007		11-06-2013		21	SIDING		3,500		04-25-2014		100	04-25-2014		REPLACE OLD NVC OC 12/10/2009 REP		04-25-2014					317	15	PERMIT VISIT	
201102824		10-25-2011		18	CHIMNEY		1,000									05-11-2012					317	15	PERMIT VISIT	
303		12-02-2009		1	PORCH		12,350									01-20-2012					317	16	FIELDREV CHG	
																01-14-2010					316	15	PERMIT VISIT	
																04-06-2004					316	3	MEAS+INSPCTD	
																05-19-1992					170	3	MEAS+INSPCTD	
														08-09-1990					131	2	MEASURED			
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				10,524 SF	8.07	0.760	3	LAND	1.00	MF	1.00			0	TRF3	0.9	1.000	5.52	58,100		
Total Card Land Units							0.242	AC	Parcel Total Land Area: 0.2416							Total Land Value							58,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	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	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		97.72
Interior Floor 2	4	CARPET	RCN		138,643
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1920
AC Type	01	NONE	Effective Year Built		1981
Bedrooms	2		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		37
Total Rooms	5		Functional Obsol		10
Bath Style	A	AVERAGE	External Obsol		5
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		48
Extra Kitchen St			RCNLD		66,500
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
01	SHED/MTL			L	81	5.18	1970	50	0.00	FR	A	1.00	200
03	GARAGE	OB	Outbuildi	L	200	28.18	1930	50	0.00	FR	F	0.90	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	840		22.94	19,266
EPF	ENCL PORCH	0	50		34.40	1,720
FFL	1ST FLOOR	840	840		114.68	96,328
OPF	OPEN PORCH	0	176		11.73	2,064
UAT	UNFIN ATTC	0	840		22.94	19,266
Ttl Gross Liv / Lease Area		840	2,746	1,209		138,643

