

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
MAGNANI FRANK L MAGNANI JEAN A 58 INDIAN SPRING RD EAST LONGMEADOW MA 01028 GIS ID F_383891_2849692		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDENTL.	101	157800	157,800														
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	106800	106,800														
		SUPPLEMENTAL DATA				Total						264,600	264,600										
		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)															
MAGNANI FRANK L		03842	0474	09-17-1973	U	I	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
								2020	101	151,700	2019	101	147,500	2018	101	125,100							
									101	106,800		101	103,500		101	103,500							
								Total	258500		Total	251000		Total	228600								
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description	Amount	Code	Description	YEAR	Amount									Comm Int							
										APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value 157,800 0 0 106,800 0 264,600 C 264,600													
Total			0.00																				
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						101		MG															
NOTES																							
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								
										03-27-2018			333	2	MEASURED								
										09-02-2010			316	14	INSPECTED								
										02-20-1992			170	3	MEAS+INSPCTD								
										09-25-1980			500	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	RA				37,100 SF	2.55	1.190	7	LAND	0.95	MG	1.00	ESM1		0		1.000	2.88	106,800		
							Total Card Land Units	0.852	AC	Parcel Total Land Area:				0.8517								Total Land Value	106,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	96.96	
Interior Floor 2	6	CERAMIC TL	RCN	219,208	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1972	
AC Type	01	NONE	Effective Year Built	1990	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	28	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	72	
Extra Kitchen St			RCNLD	157,800	
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

BUILDING SUB-AREA SUMMARY SECTION												
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value						
BMT	BASEMENT	0	1,574		22.26	35,033						
FFL	1ST FLOOR	1,624	1,624		111.22	180,616						
WDK	WOOD DECK	0	231		15.41	3,559						
Ttl Gross Liv / Lease Area		1,624	3,429	1,971		219,208						

