

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
COELHO TIMOTHY E COELHO KRISTEN L 23 HEATHERSTONE DR EAST LONGMEADOW MA 01028 GIS ID F_384044_2850420												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	144500		144,500												
												RES LAND		101	108400		108,400												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	900		900												
				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														253,800		253,800													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
COELHO TIMOTHY E ROLLEND,DONNA M RAFIEYMEHR,ALI KEDDY RAYMOND K +,				17894		0217		07-14-2009		U		I		260,000				Year		Code		Assessed		Year		Code		Assessed	
				15480		0541		11-04-2005		U		I		318,000				2020		101		141,300		2019		101		137,400	
				14415		0036		08-10-2004		U		I		290,000						101		108,400		2018		101		105,300	
				03866		0137		10-24-1973		U		I		0						101		900				101		900	
																Total		250600		Total		243600		Total		236500			
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				MG													
NOTES																													
																Appraised BLDG. Value (Card)										144,500			
																Appraised Xf (B) Value (Bldg)										0			
																Appraised Ob (B) Value (Bldg)										900			
																Appraised Land Value (Bldg)										108,400			
																Special Land Value										0			
																Total Appraised Parcel Value										253,800			
																Valuation Method										C			
																Adjustment													
																Net Total Appraised Parcel Value										253,800			
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	
1		01-01-1984		MN		Manual Note										ADDITION		03-27-2018						333		2		MEASURED	
																		09-23-2010						317		2		MEASURED	
																		02-10-2010						317		16		FIELDREV CHG	
																		06-18-1992						131		14		INSPECTED	
																		06-09-1992						107		1		LEFT NOTICE	
																		02-25-1985						500		15		PERMIT VISIT	
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		MULT				27,644	SF	3.29	1.190	7	LAND	1.00	MG	1.00			0			1.000	3.92	108,400					
Total Card Land Units								0.635	AC	Parcel Total Land Area: 0.6346				Total Land Value								108,400							

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	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	95.18	
Interior Floor 2	4	CARPET	RCN	229,296	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1971	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	4		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	144,500	
FBM Sqft	325		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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
02	SHED/FR			L	200	7.48	1980	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,300		21.96	28,552	
FFL	1ST FLOOR	1,808	1,808		109.82	198,548	
PAT	PATIO	0	396		5.55	2,196	
Ttl Gross Liv / Lease Area		1,808	3,504	2,088		229,296	

