

State Use 101
Print Date 11-03-2020 4:25:45 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
MASTRODONATO RICHARD J MASTRODONATO BERNADETTE 15 BIRCHLAND AVE EAST LONGMEADOW MA 01028 GIS ID F_383083_2850761												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	106200		106,200															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	86400		86,400															
												RESIDNTL.		101	6100		6,100															
				SUPPLEMENTAL DATA										Total		198,700		198,700														
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)																
MASTRODONATO RICHARD J				03993 0195		06-26-1974		U		I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
																2020	101	100,200	2019	101	97,900	2018	101	89,600								
																	101	86,400		101	83,800		101	83,800								
																	101	6,100		101	6,100		101	6,100								
Total				192700		Total		187800		Total		179500																				
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				1,346.86																												
ASSESSING NEIGHBORHOOD																																
Nbhd		Nbhd Name		B		Tracing		Batch																								
0001						101		MA																								
NOTES																																
																Appraised BLDG. Value (Card)										106,200						
																Appraised Xf (B) Value (Bldg)										0						
																Appraised Ob (B) Value (Bldg)										6,100						
																Appraised Land Value (Bldg)										86,400						
																Special Land Value										0						
																Total Appraised Parcel Value										198,700						
Valuation Method																C																
Adjustment																																
Net Total Appraised Parcel Value										198,700																						
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				
201900349		01-29-2019		91		INSULATION		1,132		06-03-2016		0		06-03-2016		INCL DOOR ADDITION		06-03-2016						317		15		PERMIT VISIT				
201502379		08-12-2015		12		REROOF		9,400										07-11-2014						317		15		PERMIT VISIT				
202102410		06-05-2012		25		WINDOWS		7,552										07-20-2012						317		15		PERMIT VISIT				
334		11-01-1993		MN		Manual Note		39,000										05-25-2004						319		14		INSPECTED				
																		04-02-2004						250		22		MAILER SENT				
																		03-11-2004						311		2		MEASURED				
																		01-31-1995				107		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		RC				14,452	SF	5.98	1.000	5	LAND	1.00	MA	1.00				0			1.000	5.98	86,400							
Total Card Land Units																0.332	AC	Parcel Total Land Area: 0.3318				Total Land Value										86,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
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	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	78.21	
Interior Floor 2			RCN	168,515	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1920	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	8		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	63	
Extra Kitchen St			RCNLD	106,200	
FBM Sqft	317		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		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
03	GARAGE	OB	Outbuildi	L	345	28.18	1940	60	0.00	AV	A	1.00	5,800
01	SHED/MTL			L	100	5.18	1979	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,056		17.53	18,509	
EFB	ENCL PORCH	0	297		26.29	7,807	
FFL	1ST FLOOR	1,166	1,166		87.72	102,284	
TQS	3/4 STORY	432	576		65.79	37,896	
WDK	WOOD DECK	0	163		12.38	2,018	
Ttl Gross Liv / Lease Area		1,598	3,258	1,921		168,515	

