

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
WATSON LANCELOT V 49 ST JOSEPH DR EAST LONGMEADOW MA 01028 GIS ID F_385018_2848070												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	102300		102,300												
												RES LAND		101	88200		88,200												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
												Total		190,900		190,900													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
WATSON LANCELOT V BORELAND CASWELL GAST SANDRA NELSON THOMAS C + ALICE C				21471		0061		12-01-2016		U		I		160,000		1		Year		Code		Assessed		Year		Code		Assessed	
				20713		0008		05-21-2015		U		I		134,000		1		2020		101		96,900		2019		101		94,200	
				09458		0038		04-23-1996		U		I		1		1A				101		88,200				101		85,500	
				02527		0547		02-21-1957		U		I		0						101		400				101		400	
																		Total		185500		Total		180100		Total		172900	
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												APPRaised VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		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										102,300 0 400 88,200 0 190,900 C 190,900									
0001						101		MA																					
NOTES																													
CEDAR CLOSET																													
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	
																		11-22-2011						316		14		INSPECTED	
																		11-21-2011						316		2		MEASURED	
																		11-12-2002						274		3		MEAS+INSPCTD	
																		02-11-1992						105		3		MEAS+INSPCTD	
																		09-16-1980						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				18,998	SF	4.64	1.000	5	LAND	1.00	MA	1.00				0			1.000	4.64	88,200				
Total Card Land Units								0.436	AC	Parcel Total Land Area:				0.4361	Total Land Value										88,200				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
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	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	108.11	
Interior Floor 2	3	HARDWOOD	RCN	179,557	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1956	
AC Type	03	FULL	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
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	57	
Extra Kitchen St			RCNLD	102,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
19	PATIO			L	240	5.75	1980	30	0.00	PR	F	0.90	400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,040		24.55	25,528
EFB	ENCL PORCH	0	247		36.77	9,082
FFL	1ST FLOOR	1,040	1,040		122.73	127,641
GAR	GARAGE	0	352		49.16	17,305
Ttl Gross Liv / Lease Area		1,040	2,679	1,463		179,557

