

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MASTRANGELO RALPH F MASTRANGELO DEBRA A 42 ORCHARD RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	193400		193,400												
												RES LAND		101	108500		108,500												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2400		2,400												
				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#																					
GIS ID F_386417_2857468												Total		304,300		304,300													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MASTRANGELO RALPH F RICHTER WALTER L				07375 04324		0535 0173		01-26-1990 09-16-1976		U U		I I		200,000 0				Year		Code	Assessed		Year		Code	Assessed			
																		2020		101	183,200		2019		101	178,100			
																				101		108,500		101		105,200			
																				101		2,400		101		2,400			
														Total		294100		Total		285700		Total		309700					
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)								193,400					
																Appraised Xf (B) Value (Bldg)								0					
																Appraised Ob (B) Value (Bldg)								2,400					
																Appraised Land Value (Bldg)								108,500					
																Special Land Value								0					
																Total Appraised Parcel Value								304,300					
Valuation Method																C													
Adjustment																													
Net Total Appraised Parcel Value																304,300													
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	
																		05-30-2018						333		3		MEAS+INSPCTD	
																		09-29-2010						311		2		MEASURED	
																		09-12-2002						250		22		MAILER SENT	
																		09-10-2002						274		2		MEASURED	
																		02-13-1992						170		3		MEAS+INSPCTD	
																		01-15-1981						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				27,532	SF	3.31	1.190	7	LAND	1.00	MG	1.00					0			1.000	3.94	108,500			
Total Card Land Units								0.632	AC	Parcel Total Land Area:				0.6320	Total Land Value												108,500		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		90.74
Interior Floor 1	3	HARDWOOD	RCN		276,268
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1968
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		193,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
07	POOL A-C	OB	Outbuildi	L	28	69.00	2000	70	0.00	GD	A	1.00	1,400
22	WOOD DK			L	160	9.20	2000	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,205		22.59	27,220	
EPF	ENCL PORCH	0	80		33.88	2,711	
FFL	1ST FLOOR	1,205	1,205		112.95	136,101	
GAR	GARAGE	0	624		45.25	28,237	
OPF	OPEN PORCH	0	40		11.29	452	
PAT	PATIO	0	310		5.83	1,807	
TQS	3/4 STORY	706	941		84.74	79,741	
Ttl Gross Liv / Lease Area		1,911	4,405	2,446		276,268	

