

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
FALVO ALFREDO FALVO ROSA MARIA 8 MAYFLOWER LN EAST LONGMEADOW MA 01028 GIS ID F_387007_2852892												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	275100		275,100																			
												RES LAND		101	101900		101,900																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	16600		16,600																			
				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		393,600		393,600																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
FALVO ALFREDO GIRARD STEVENS				06899 06592 0000 0000		0470 0014 0000		07-12-1988 08-14-1987		U U U		I V		160,850 50,000 0		1		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed							
																		2020		101	264,300	2019		101	257,300	2018		101	240,700							
																				101	101,900			101	98,800			101	98,800							
																				101	16,600			101	16,600			101	16,600							
														Total		382800		Total		372700		Total		356100												
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		NG																												
NOTES																																				
																Appraised BLDG. Value (Card)								275,100												
																Appraised Xf (B) Value (Bldg)								0												
																Appraised Ob (B) Value (Bldg)								16,600												
																Appraised Land Value (Bldg)								101,900												
																Special Land Value								0												
																Total Appraised Parcel Value								393,600												
																Valuation Method								C												
																Adjustment																				
																Net Total Appraised Parcel Value								393,600												
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								
338		10-01-2006		9		ALTERATION		3,862								REPLACE ENTRY D		05-30-2018						333		3		MEAS+INSPECTD								
154		06-01-1994		MN		Manual Note		12,000								POOL I		03-09-2010						316		3		MEAS+INSPECTD								
300		09-01-1987		MN		Manual Note		183,000								RANCH		02-23-2010						316		1		LEFT NOTICE								
																		02-16-2007						311		15		PERMIT VISIT								
																		06-25-2002						274		3		MEAS+INSPECTD								
																		02-10-1995						107		15		PERMIT VISIT								
																		07-02-1992						200		3		MEAS+INSPECTD								
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				27,985	SF	3.26	1.240	8	LAND	0.90	NG	1.00	TOP2			0			1.000	3.64	101,900											
																		Total Card Land Units				0.642	AC	Parcel Total Land Area: 0.6424				Total Land Value								101,900

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+	AVG. (+)	#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	8	BRICK VENR	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	3	HARDWOOD	Adj Base Rate	85.42	
Interior Floor 2	6	CERAMIC TL	RCN	339,593	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1987	
AC Type	03	FULL	Effective Year Built	1999	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	19	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	81	
Extra Kitchen St			RCNLD	275,100	
FBM Sqft	424		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	2		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
02	SHED/FR			L	96	7.48	1988	60	0.00	AV	A	1.00	400
11	POOL I-V	OB	Outbuildi	L	800	29.00	1994	70	0.00	GD	A	1.00	16,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,118		22.05	46,704	
FFL	1ST FLOOR	2,302	2,302		110.15	253,566	
GAR	GARAGE	0	616		43.99	27,097	
OSP	SCRN PORCH	0	320		16.52	5,287	
WDK	WOOD DECK	0	448		15.49	6,939	
Ttl Gross Liv / Lease Area		2,302	5,804	3,083		339,593	

