

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
MAZZA JAMES J MAZZA ANNE A 96 LEE ST EAST LONGMEADOW MA 01028 GIS ID F_386748_2843752												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	267100		267,100																
												RES LAND		101	97700		97,700																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400																
				SUPPLEMENTAL DATA								Total		365,200		365,200																	
				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)																	
MAZZA JAMES J ZIRAKIAN GREGORY G + RIMA, WEIR BRUCE W + SANDRA H CHAMPAGNE FETHER				12464		0446		07-25-2002		U		I		276,000		1		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed		
				07982		0524		03-23-1992		U		I		220,000				2020		101	256,600		2019		101	249,700		2018		101	230,100		
				06792		0414		03-31-1988		U		I		269,000				101		97,700		101		94,600		101		94,600					
				06478		0371		05-07-1987		U		V		45,000				101		400		101		400		101		400					
				05881		0445		08-23-1985		U		I		55,000				Total		354700		Total		344700		Total		325100					
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)														267,100	
																		Appraised Xf (B) Value (Bldg)														0	
																		Appraised Ob (B) Value (Bldg)														400	
																		Appraised Land Value (Bldg)														97,700	
																		Special Land Value														0	
Total Appraised Parcel Value														365,200																			
Valuation Method														C																			
Adjustment																																	
Net Total Appraised Parcel Value														365,200																			
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					
201501711 218		05-18-2015 07-01-1987		91 MN		INSULATION Manual Note		2,489 130,000				0				SFR		07-03-2018 04-03-2009 04-19-2002 04-11-2002 04-03-1992 11-17-1988 03-15-1988						333 317 250 274 170 107 130		2 2 22 2 3 15 3		MEASURED MEASURED MAILER SENT MEASURED MEAS+INSPCTD PERMIT VISIT 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				27,822	SF	3.28	1.190	7	LAND	1.00	MG	1.00					0	TRF2	0.9	1.000	3.51	97,700							
Total Card Land Units								0.639	AC	Parcel Total Land Area:				0.6387	Total Land Value														97,700				

Property Location 96 LEE ST
Vision ID 4263

Account # 4332

Map ID 54/ 11/ 2/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11-03-2020 7:10:59 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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	86.05	
Interior Floor 1	3	HARDWOOD	RCN	329,762	
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built	1987	
Heat Type	1	FORCED H/A	Effective Year Built	1999	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	19	
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	81	
Extra Kitchens	0		RCNLD	267,100	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	674		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	1	YES	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
02	SHED/FR			L	80	7.48	2000	70	0.00	GD	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,348		22.06	29,738	
CFL	CATHEDRAL CE	360	360		113.51	40,862	
FFL	1ST FLOOR	988	988		110.14	108,819	
GAR	GARAGE	0	624		44.13	27,535	
OPF	OPEN PORCH	0	80		11.01	881	
PAT	PATIO	0	240		5.51	1,322	
SFL	2ND FLOOR	1,064	1,064		110.14	117,190	
WDK	WOOD DECK	0	224		15.24	3,414	
Ttl Gross Liv / Lease Area		2,412	4,928	2,994		329,762	

