

State Use 101
Print Date 11-03-2020 7:55:26 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
FOUNTAIN RACHAEL L LANCTO ZACHERY M 267 MAPLE ST EAST LONGMEADOW MA 01028 GIS ID F_376203_2848506												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	113000		113,000																				
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	75800		75,800																				
												RESIDNTL.		101	6200		6,200																				
				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		195,000		195,000																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
FOUNTAIN RACHAEL L ROMANO SARAH ROMANO SARAH F, BENNETT,DEREK M BENNETT,DEREK M				21865	0325	09-20-2017	Q	I			199,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																
				19978	0296	08-19-2013	U	I			1	1F	2020	101	106,800	2019	101	104,400	2018	101	113,600																
				16844	0284	07-25-2007	U	I			175,000		101	75,800		101	73,600		101	73,600																	
				13591	0536	09-19-2003	U	I			10	1F	101	6,200		101	6,200		101	6,200																	
				11255	0351	07-03-2000	U	I			110,500																										
												Total		188800		Total		184200		Total		193400															
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		MA																													
NOTES																																					
												Appraised BLDG. Value (Card)										113,000															
												Appraised Xf (B) Value (Bldg)										0															
												Appraised Ob (B) Value (Bldg)										6,200															
												Appraised Land Value (Bldg)										75,800															
												Special Land Value										0															
												Total Appraised Parcel Value										195,000															
												Valuation Method										C															
												Adjustment																									
												Net Total Appraised Parcel Value										195,000															
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									
201601350		04-26-2016		9		ALTERATION		1,911		03-16-2017		100		03-16-2017		ENTRY DOOR		03-16-2017						317		15		PERMIT VISIT									
201503006		12-08-2015		3		GARAGE		8,000		04-22-2016		100		04-22-2016		12X24 PRE-FAB SIN		04-22-2016						317		15		PERMIT VISIT									
74		04-06-2011		25		WINDOWS		1,270								4 REPLACEMENT		03-02-2012						317		15		PERMIT VISIT									
51		02-27-2008		25		WINDOWS		2,434								4 WINDOWS NVC		03-02-2012						317		15		PERMIT VISIT									
91A		05-01-1990		MN		Manual Note		48,500								F REPAIR		12-12-2008						317		15		PERMIT VISIT									
																		05-03-2004						319		14		INSPECTED									
																		04-05-2004						250		22		MAILER SENT									
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		RB				8,500	SF	9.91	1.000	5	LAND	1.00		MA	1.00				0	TRF2	0.9	1.000	8.92	75,800											
																		Total Card Land Units 0.195 AC Parcel Total Land Area: 0.1951										Total Land Value 75,800									

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	2.00		2 STORY				Units	1					
Foundation	3		MASONRY				MIXED USE						
Exterior Wall 1	4		VINYL				Code	Description			Percentage		
Exterior Wall 2							101	ONE FAM			100		
Roof Structure	1		GABLE								0		
Roof Cover	1		ASPHALT SH								0		
Interior Wall 1	2		PLASTER				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate				81.15		
Interior Floor 1	4		CARPET				RCN				161,390		
Interior Floor 2	6		CERAMIC TL				Net Other Adj						
Heat Fuel	2		GAS				Year Built				1910		
Heat Type	1		FORCED H/A				Effective Year Built				1988		
AC Type	01		NONE				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				113,000		
Extra Kitchen St							Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							Misc Imp Ovr						
Fireplaces	0						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
02	SHED/FR			L	96	7.48	2002	70	0.00	GD	A	1.00	500
03	GARAGE	OB	Outbuildi	L	288	28.18	2015	70	0.00	GD	A	1.00	5,700
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	602		18.60	11,195			
FFL	1ST FLOOR					782	782		93.29	72,952			
SFL	2ND FLOOR					782	782		93.29	72,952			
WDK	WOOD DECK					0	332		12.93	4,291			
Ttl Gross Liv / Lease Area						1,564	2,498	1,730		161,390			

